

BETTLES, MILES & HOLLAND

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PROPERTY FOR SALE

54 DAUBNEY STREET, CLEETHORPES

PURCHASE PRICE £99,000 - NO CHAIN



VIEWING

By appointment with this office

COUNCIL TAX BAND

A

PURCHASE PRICE

£99,000

TENURE

We understand the property to be Freehold, and this is to be confirmed by the solicitors



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54 DAUBNEY STREET, CLEETHORPES

Nestled in the heart of Cleethorpes, Daubney Street presents an excellent opportunity for both first-time buyers and savvy investors. This charming mid-terrace house is offered for sale with no chain, ensuring a smooth and swift transaction.

The property boasts a welcoming lounge/diner, perfect for relaxing or entertaining guests. The kitchen is functional and well-equipped, leading to a conveniently located downstairs bathroom and lean-to. Upstairs, you will find three bedrooms, with the third bedroom featuring its own toilet, adding an extra layer of convenience for family living or guests.

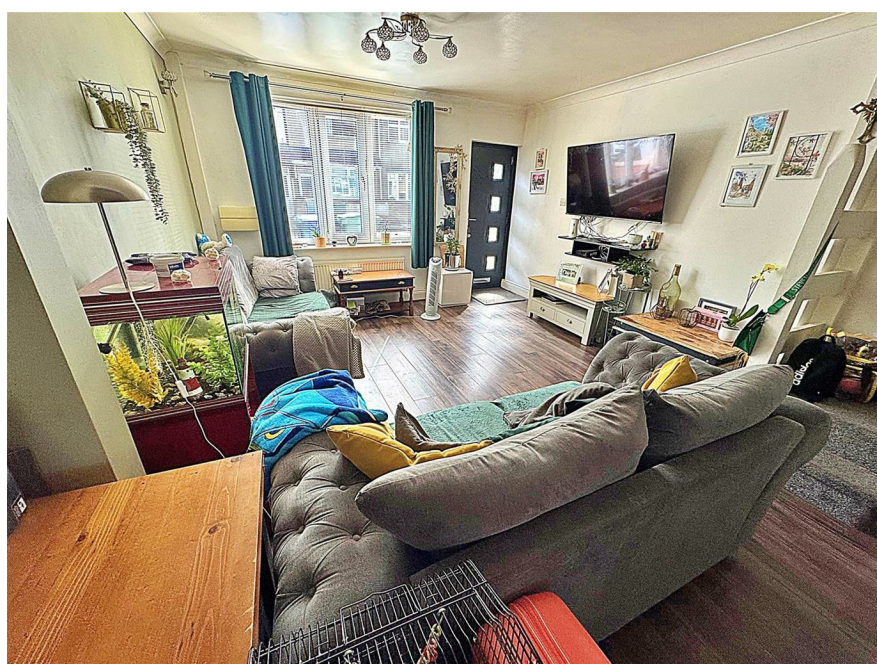
The house benefits from double glazing throughout, ensuring warmth and comfort during the colder months, while the gas central heating system provides efficient heating. Outside, the property is complemented by both front and rear gardens, offering a delightful space for outdoor activities or simply enjoying the fresh air.

Located close to local amenities, schools, and the beautiful seafront, this property is ideally situated for those who appreciate the convenience of nearby facilities and the charm of coastal living. Whether you are looking to make your first step onto the property ladder or seeking a promising investment, this home on Daubney Street is not to be missed.

LOUNGE

12'4" x 13' plus 12' x 10'8" (3.76m x 3.96m plus 3.66m x 3.25m)

You enter the property through a composite front door and go straight into the lounge. There is a u.PVC double glazed window to the front, a laminate floor all through. Two central heating radiators, two lights and coving to the ceiling, the open stairs are on your left hand side and there are useful cupboards below. There is a further u.PVC double glazed window to the back, in the dining area, a glazed door leads onto the kitchen.



DINING AREA



54 DAUBNEY STREET, CLEETHORPES

KITCHEN

15' x 7'9" (4.57m x 2.36m)

Nicely fitted with white faced units to the base and wall with block-board work tops and tiled reveals, an inset sink unit and mixer, a stainless steel canopy, extractor, this over the cooker space, there is plumbing for a dishwasher, space for a fridge and freezer, central heating radiator, a u.PVC double glazed window to the side, a u.PVC double glazed door to the side, vinyl to the floor and a light to the ceiling.

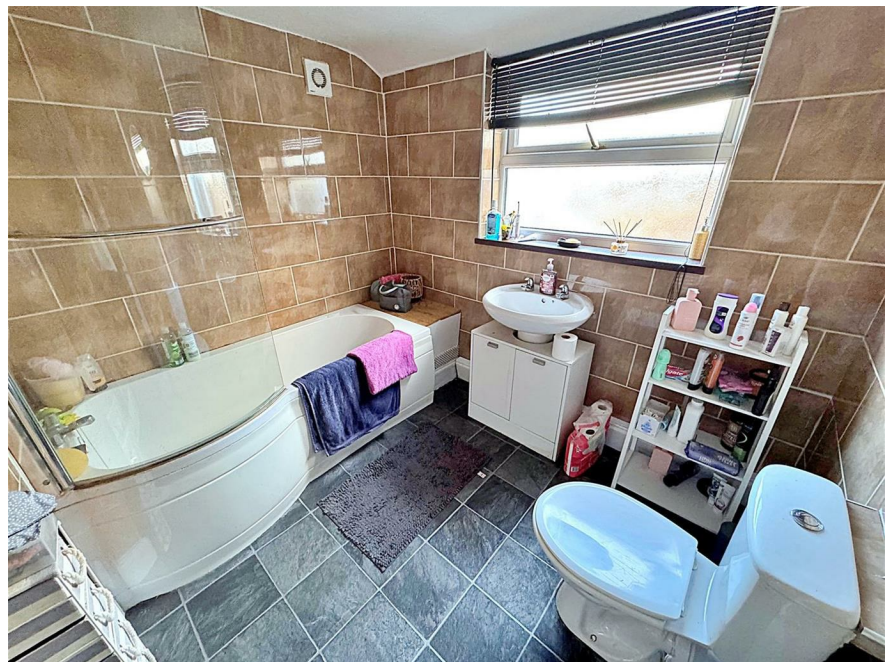


LEAN TOO

The lean to is double glazed and u.PVC, there is plumbing for a washing machine, a work surface, a u.PVC double glazed door to the garden, u.PVC double glazed window also, vinyl to the floor and a light to the ceiling. This additional room works very well.

BATHROOM

Off the kitchen, the bathroom is a really lovely and well organised and attractive. The suite comprises of a P-bath with a plumbed shower and glazed shower panel above, a close coupled W.C., a pedestal wash hand basin all with chrome fittings. A chrome ladder style radiator, an extractor, fully tiled walls, a u.PVC double glazed obscure window, vinyl to the floor and a light to the ceiling.



LANDING

The landing with a balustrade, a loft entrance, a built in storage cupboard, a light and coving to the ceiling.

54 DAUBNEY STREET, CLEETHORPES

BEDROOM 1

13' x 11' (3.96m x 3.35m)

To the front of the property with a u.PVC double glazed window, built in wardrobes, a central heating radiator, a light and coving to the ceiling.



BEDROOM 1



54 DAUBNEY STREET, CLEETHORPES

BEDROOM 2

12'6" x 7'8" (3.81m x 2.34m)

This bedroom is attractively decorated, a central heating radiator, a light and coving to the ceiling. A u.PVC double glazed window which looks towards the back garden.



BEDROOM 2



BEDROOM 3 + TOILET

11'3" x 7'9" (3.43m x 2.36m)

This bedroom is to the back of the property with a u.PVC double glazed window, a central heating radiator, the central heating Combi boiler is in a cupboard, a light and coving to the ceiling. On one side of the room there is access to the toilet.

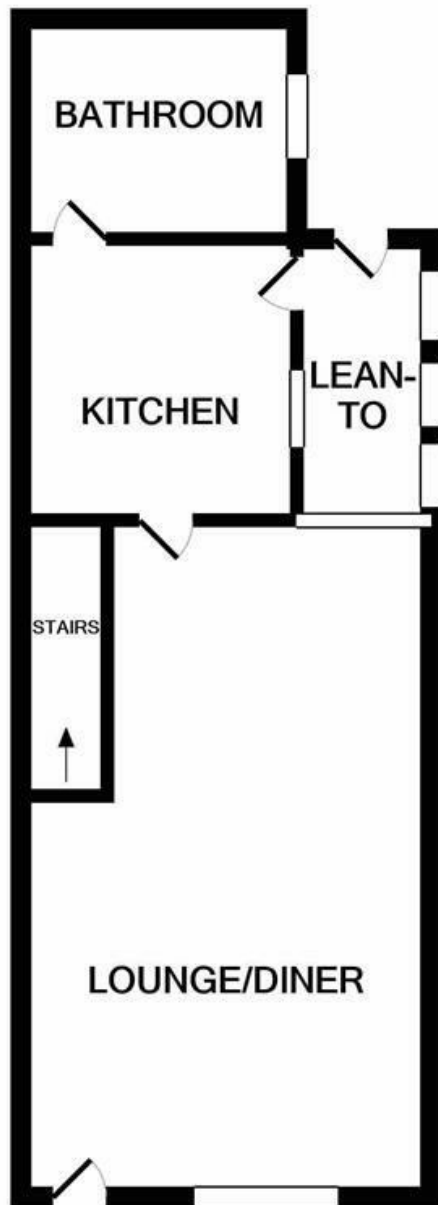
54 DAUBNEY STREET, CLEETHORPES

GARDENS

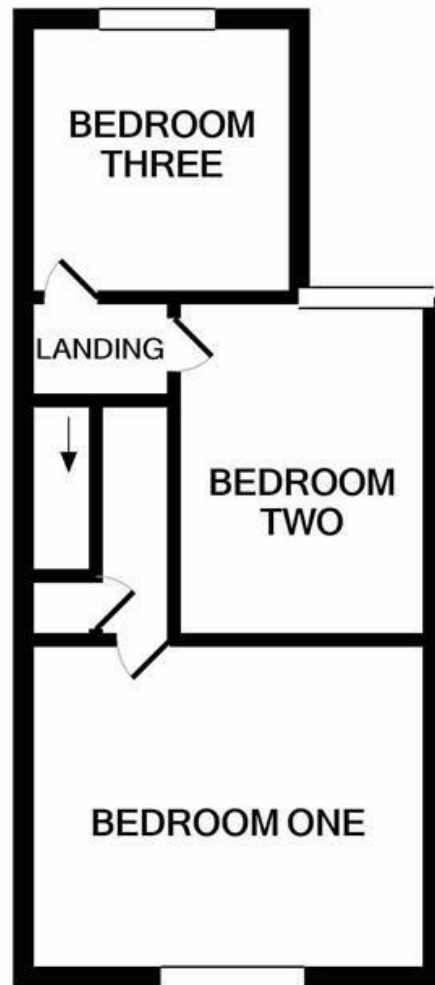
The front garden with railings and is laid to concrete for ease of maintenance.

The back garden is nicely organised, a raised patio, a garden path, small lawned area, shrubs and bushes, outside lighting, a garden shed, this garden is walled and fenced.



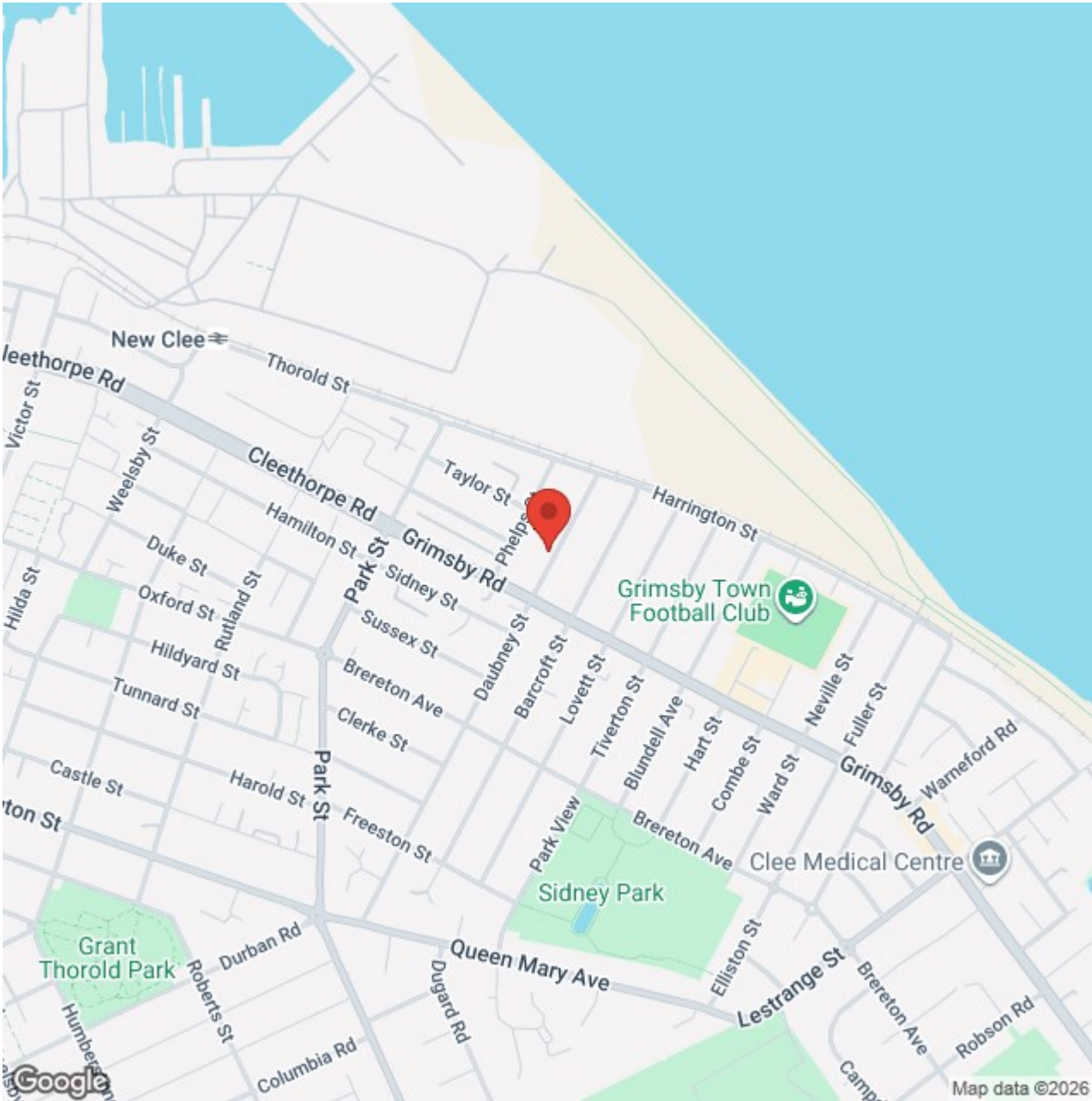
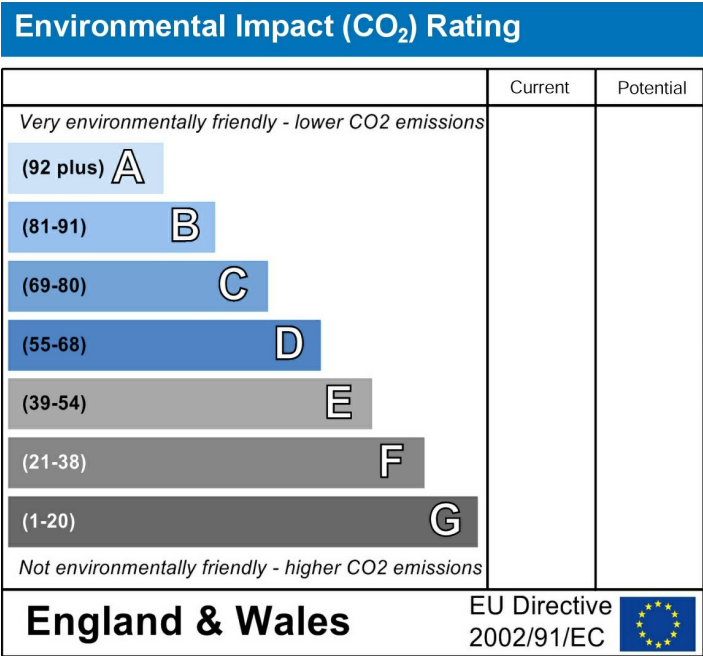
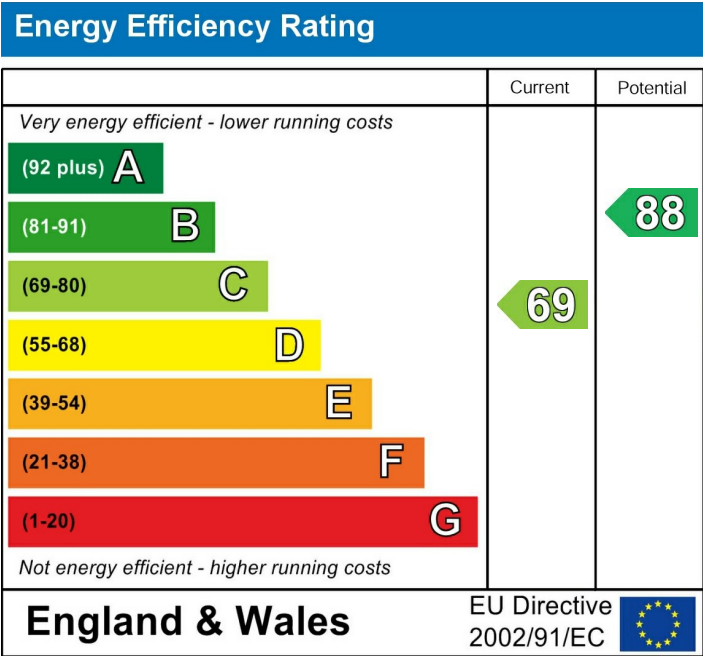


GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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We offer a free valuation with no obligation, just call the office on 01472 698698 and ask for your free valuation, we are flexible with our times.

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Four weekly payments / Regular inspections / credit checks / Our monthly fee is 12% **Inclusive of VAT** (i.e. 10% + V.A.T.) Call us if you are interested.

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WE CAN OFFER INDEPENDENT MORTGAGE ADVICE

Our local broker James Welham can help you find the best mortgage to suit you providing personal face to face expert advice either at our office or in the comfort of your own home.

Contact our office for further details on 01472 698698 or speak to James Welham directly on 07710 548 379 or james@jdwassociates.co.uk.

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YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.

They normally charge a fee of £495 payable on production of offer.

(BMH may recommend the services of James Welham JDW Associates but it is entirely sellers/potential buyers own decision to use the services and they are under no obligation to do so. BMH receive a referral fee/benefits worth £75 per mortgage completion. This has NO effect on the price sellers/potential buyers pay for the Mortgage Advice. It is purely an agreement between BMH and James Welham.)

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*** ALL MEASUREMENTS STATED ARE APPROXIMATE.**

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