

# BETTLES, MILES & HOLLAND

## Estate Agents - Valuers

Registered Office: 15 SEAVIEW STREET, CLEETHORPES, NORTH EAST LINCOLNSHIRE, DN35 8EU

Telephone: (01472) 691455 / 698698

Email: [info@bmhestateagents.co.uk](mailto:info@bmhestateagents.co.uk)

To view our Properties on the Internet:

[www.bmhestateagents.com](http://www.bmhestateagents.com)

[www.rightmove.co.uk](http://www.rightmove.co.uk)

[www.onthemarket.com](http://www.onthemarket.com)

[www.zoopla.co.uk](http://www.zoopla.co.uk)

### PROPERTY FOR SALE

### 14A PENSHURST ROAD, CLEETHORPES

**PURCHASE PRICE - OFFERS OVER £129,950 - NO CHAIN**



#### VIEWING

By appointment with this office

#### COUNCIL TAX BAND

B

#### PURCHASE PRICE

OFFERS OVER £129,950

#### TENURE

We have confirmation the property is Freehold.



Find us on Facebook  
BMH Estate Agents & Property Management Limited  
Registered in England No. 4782567



## 14A PENSHURST ROAD, CLEETHORPES

Nestled on the charming Penshurst Road in Cleethorpes, this delightful end-terrace house presents an excellent opportunity for first-time buyers or savvy investors. Offered for sale with no chain, this property is ideally situated close to local amenities, schools, and the picturesque seafront, making it a perfect choice for those seeking convenience and community.

Upon entering, you are welcomed by a porch that leads into the hall. The ground floor boasts two inviting reception rooms, including a comfortable lounge and a fitted kitchen, perfect for creating culinary delights. Additionally, there is a separate dining room that offers versatility for various uses, whether it be a playroom or a study.

The first floor features three well-proportioned bedrooms, providing ample space for family living or guest accommodation. A family bathroom completes this level, ensuring all essential facilities are conveniently located.

The property benefits from double glazing and gas central heating, ensuring warmth and comfort throughout the year. Outside, you will find a well-maintained rear garden, ideal for enjoying the outdoors, along with off-parking and a garage, adding to the practicality of this home.

While the property is in need of some updating, it offers a blank canvas for you to personalise and make your own. This charming home is a wonderful opportunity to create a space that reflects your style and preferences. Don't miss out on the chance to own this lovely property in a sought-after location.

### **PORCH**

Through a u.PVC double glazed door into the porch with u.PVC double glazed windows to the front and side and hardwood and glazed door into the hall.

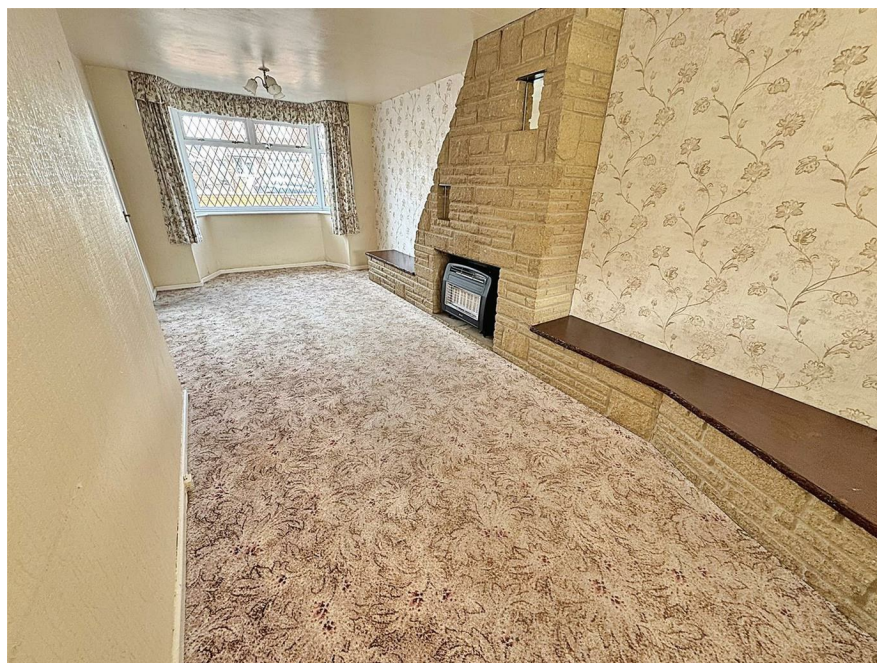
### **HALL**

With stairs to the first floor accommodation, an under stairs cupboard, a central heating radiator, and a light to the ceiling.

### **LOUNGE**

22'4 x 10'2 decreasing to 9'1 (6.81m x 3.10m decreasing to 2.77m)

The lounge is to the front of the property with a u.PVC double glazed walk in bay window, a brick fire place with a gas fire, a central heating radiator, a single glazed window and two lights to the ceiling.



## 14A PENSHURST ROAD, CLEETHORPES

### LOUNGE



### KITCHEN

16'8 x 6'5 (5.08m x 1.96m)

With cream wall and base units, contrasting work surfaces incorporating a stainless steel sink unit with a chrome mixer tap. An integral electric oven and hob with an extractor fan above, a wall mounted central heating boiler and plumbing for a washing machine. Two u.PVC double glazed windows and a door, two cupboards, a central heating radiator, laminate to the floor and a light to the ceiling.



## 14A PENSHURST ROAD, CLEETHORPES

### KITCHEN



### DINING ROOM

8'5 x 7'9 (2.57m x 2.36m)

With sliding patio doors into the garden, a central heating radiator, laminate to the floor and a light to the ceiling.



### LANDING

Up the stairs to the first floor accommodation where doors to all rooms lead off, a u.PVC double glazed window and a light to the ceiling.

## 14A PENSHURST ROAD, CLEETHORPES

### **BATHROOM**

9'0 x 5'5 increasing to 6'2 (2.74m x 1.65m increasing to 1.88m)

Comprising of a corner bath, a vanity sink unit and a toilet all with chrome fittings. Two u.PVC double glazed windows, fully tiled walls, a central heating radiator, vinyl and carpeting to the floor, a light and loft access to the ceiling.



### **BEDROOM 1**

10'1 x 8'5 to wardrobes (3.07m x 2.57m to wardrobes)

Bedroom 1 is to the front of the property with a u.PVC double glazed window, a range of fitted wardrobes, a central heating radiator, a light and coving to the ceiling.



## 14A PENSHURST ROAD, CLEETHORPES

### **BEDROOM 2**

9'11 x 8'5 to wardrobes (3.02m x 2.57m to wardrobes)

Another double bedroom to the rear of the property with a u.PVC double glazed window, a range of fitted wardrobes, an airing cupboard, a central heating radiator and a light to the ceiling.



### **BEDROOM 3**

10'2 x 5'6 (3.10m x 1.68m)

With a u.PVC double glazed window, a central heating radiator and a light to the ceiling.



### **GARAGE**

The detached garage with an up and over door, a window to the side, light and power within.

## 14A PENSHURST ROAD, CLEETHORPES

### OUTSIDE

The front garden has a walled boundary and is laid to concrete with block-paved edging leading to the garage and through a wooden gate into the rear garden.

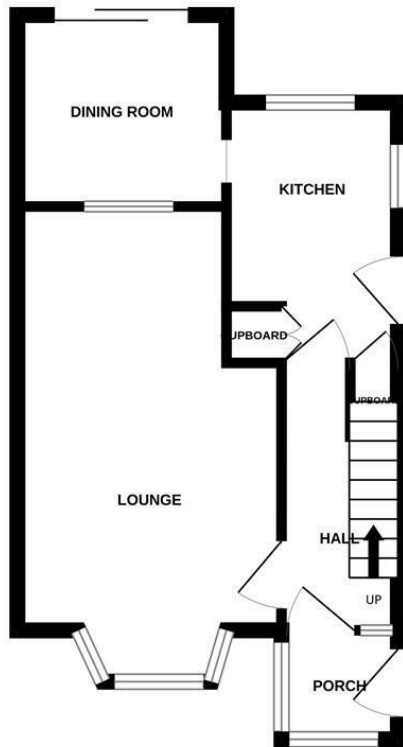
The rear garden has a walled and fenced boundary and is mainly laid to lawn with established borders and a concrete patio area. There is an outside power point and a greenhouse, to the side of greenhouse is space for a shed if required.



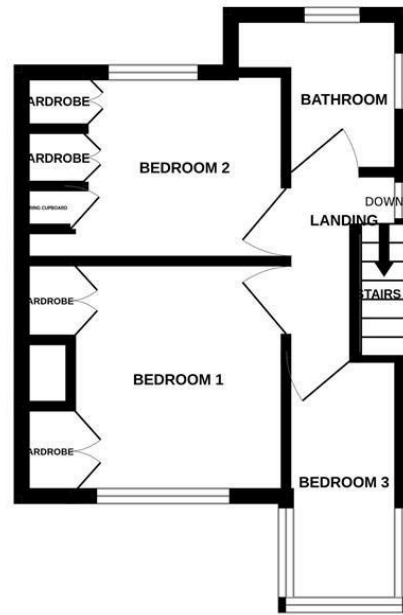
### OUTSIDE



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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.  
Made with Metropix ©2026

Energy Efficiency Rating

|                                             | Current | Potential |
|---------------------------------------------|---------|-----------|
| Very energy efficient - lower running costs |         |           |
| (92 plus) A                                 |         |           |
| (81-91) B                                   |         |           |
| (69-80) C                                   |         |           |
| (55-68) D                                   |         |           |
| (39-54) E                                   |         |           |
| (21-38) F                                   |         |           |
| (1-20) G                                    |         |           |
| Not energy efficient - higher running costs |         |           |

England & Wales

EU Directive 2002/91/EC



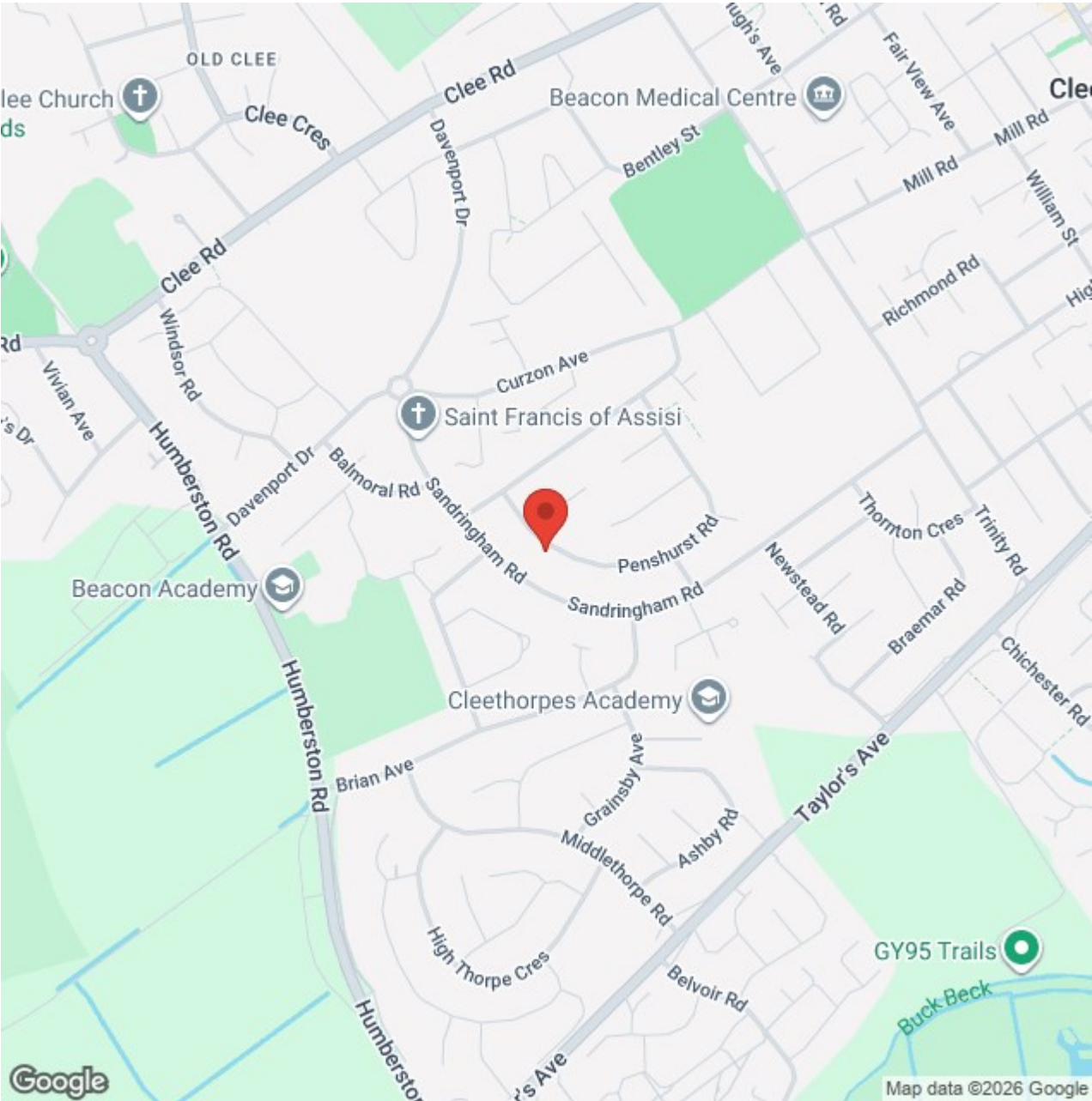
Environmental Impact (CO<sub>2</sub>) Rating

|                                                     | Current | Potential |
|-----------------------------------------------------|---------|-----------|
| Very environmentally friendly - lower CO2 emissions |         |           |
| (92 plus) A                                         |         |           |
| (81-91) B                                           |         |           |
| (69-80) C                                           |         |           |
| (55-68) D                                           |         |           |
| (39-54) E                                           |         |           |
| (21-38) F                                           |         |           |
| (1-20) G                                            |         |           |
| Not environmentally friendly - higher CO2 emissions |         |           |

England & Wales

EU Directive 2002/91/EC





## **ADDITIONAL NOTES**

### **FREE VALUATIONS:**

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.

### **B.M.H. PROPERTY MANAGEMENT.**

We offer a letting/management service:-

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.

### **MORTGAGE ADVICE**

#### **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](mailto:james@jdwassociates.co.uk).

Bettles, Miles and Holland Estate Agents is an introducer to JDW Associates, which is an appointed representative of Lakeside Wealth Management Limited, which is authorised and regulated by the Financial Conduct Authority 458204.

***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.)*

**STATUTORY NOTICE: YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.**

**\* ALL MEASUREMENTS STATED ARE APPROXIMATE.**

Please note that none of the apparatus, equipment, whether gas or electrical have been tested and that we cannot verify that they are in full working order. We have done our utmost to provide fair, decent and honest information, we will not accept liability for any errors regarding measurements, council tax band, tenure etc, as they are for your general use only and not to be relied upon. We advise that you make your own enquiries. Should a purchaser require inspections or quotes for works on a property due to survey results, although we are only too pleased to recommend firms, we will not be held responsible for any works carried out before or after completion, or works not detected by the firms in question, they are only recommendations and have no connection with Bettles, Miles & Holland