

BETTLES, MILES & HOLLAND

Estate Agents - Valuers

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PROPERTY FOR SALE

58 TIVERTON STREET, CLEETHORPES

PURCHASE PRICE £74,950 - NO CHAIN



VIEWING

By appointment with this office

COUNCIL TAX BAND

A

PURCHASE PRICE

£74,950

TENURE

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



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58 TIVERTON STREET, CLEETHORPES

Nestled in the charming area of Tiverton Street, Cleethorpes, this delightful mid-terrace house presents an excellent opportunity for first-time buyers or those seeking a buy-to-let investment. Offered for sale with no chain and sold as seen, this property is ready for you to make it your own.

Upon entering, you are welcomed by into the entrance porch that leads into a lounge/diner, perfect for both relaxation and entertaining. The fitted kitchen is practical and functional, catering to all your culinary needs. Completing the ground floor is a conveniently located bathroom, ensuring ease of access for residents and guests alike.

The first floor boasts three well-proportioned bedrooms, providing ample space for family living or accommodating guests. The property benefits from double glazing and gas central heating, ensuring comfort throughout the seasons.

Outside, you will find low-maintenance gardens that offer a pleasant outdoor space without the burden of extensive upkeep. Additionally, a brick store provides useful storage options.

Situated close to local amenities, schools, and the beautiful seafront, this property is ideally located for those who appreciate convenience and community. Whether you are looking to settle down or invest, this home on Tiverton Street is a fantastic choice that combines practicality with potential. Don't miss out on this opportunity to secure a lovely property in a sought-after location.

ENTRANCE PORCH

Through a u.PVC double glazed front door into the porch with a tiled floor and a hardwood door into the lounge/diner.

LOUNGE/DINER

28'3 x 13'1 (8.61m x 3.99m)

The lounge area with a u.PVC double glazed window to the front, a cast iron fire place with a tiled hearth, built-in cupboard, a central heating radiator and a light to the ceiling.

The dining area with a u.PVC double glazed window, a cast iron fire place, door to stairs and a light to the ceiling.



LOUNGE/DINER

58 TIVERTON STREET, CLEETHORPES

KITCHEN

15'5 x 8'0 (4.70m x 2.44m)

With a range of pale grey wall and base units, contrasting work surfaces incorporating a stainless steel sink unit with a chrome mixer tap. An integrated electric oven, a gas hob with a stainless steel extractor fan above, a wall mounted central heating boiler and plumbing for a washing machine. Two u.PVC double glazed windows, tiled splash backs, laminate to the floor and two lights to the ceiling.



KITCHEN



INNER HALL

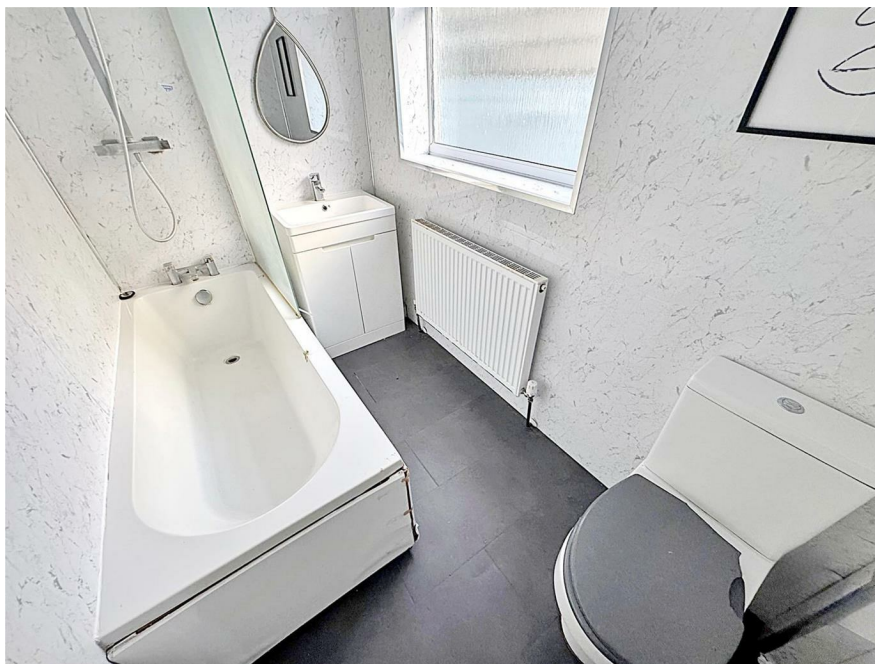
With a u.PVC double glazed door, a tiled floor and a light to the ceiling.

58 TIVERTON STREET, CLEETHORPES

BATHROOM

8'7 x 4'10 (2.62m x 1.47m)

With a white suite comprising of a panelled bath, a chrome mixer tap, a plumbed shower and a glass shower screen, a vanity sink unit with a chrome mixer tap and a toilet. A u.PVC double glazed window, PVC boarding to the walls, a central heating radiator, laminate to the floor and a light to the ceiling.



LANDING

Up the stairs to the first floor accommodation with doors to bedrooms, two lights and loft access to the ceiling.

BEDROOM 1

13'1 x 12'1 (3.99m x 3.68m)

This double bedroom to the front of the property with a u.PVC double glazed window, fitted wardrobes with sliding mirrored doors, a central heating radiator and a light to the ceiling.



BEDROOM 2

12'2 x 9'7 (3.71m x 2.92m)

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

58 TIVERTON STREET, CLEETHORPES

BEDROOM 3

11'10 x 8'0 (3.61m x 2.44m)

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



OUTSIDE

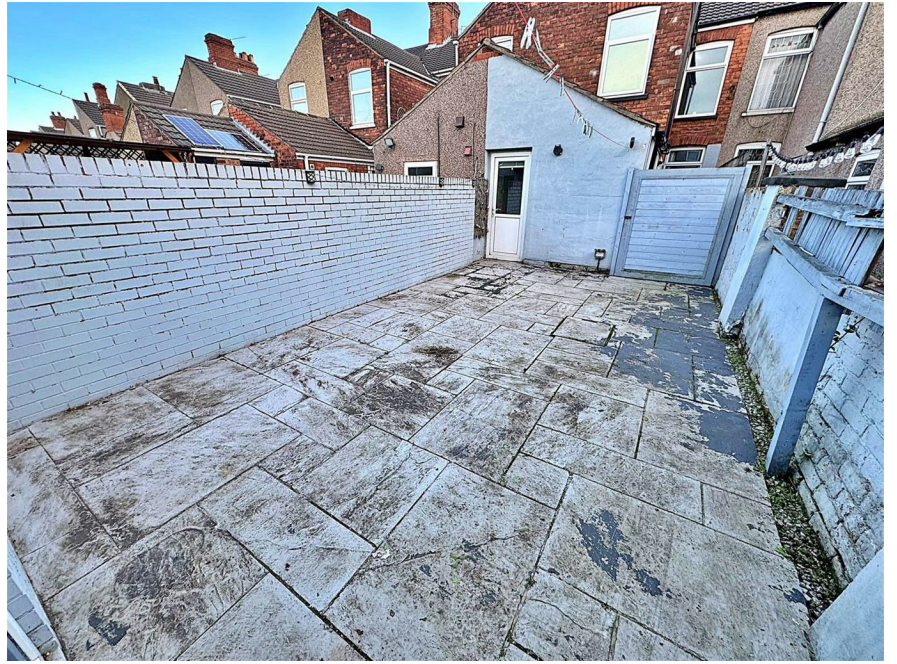
The front garden has a walled boundary with a wrought iron gate and is laid to concrete for ease of maintenance.

The rear garden has a walled and fenced boundary with a wooden gate and is laid to pavers for ease of maintenance. There is brick outbuilding with a u.PVC double glazed window and door.

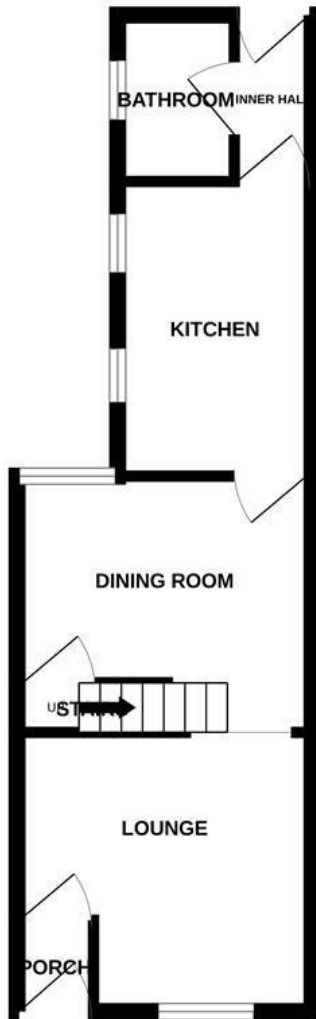


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OUTSIDE



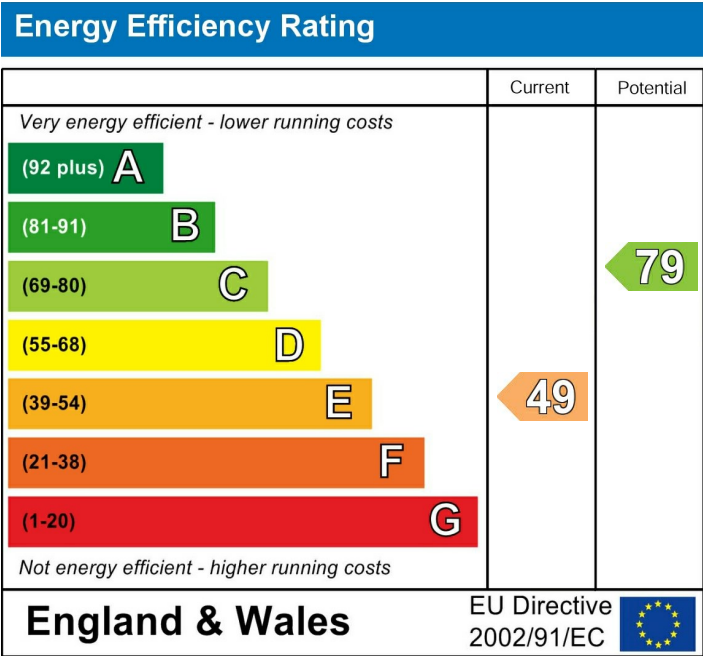
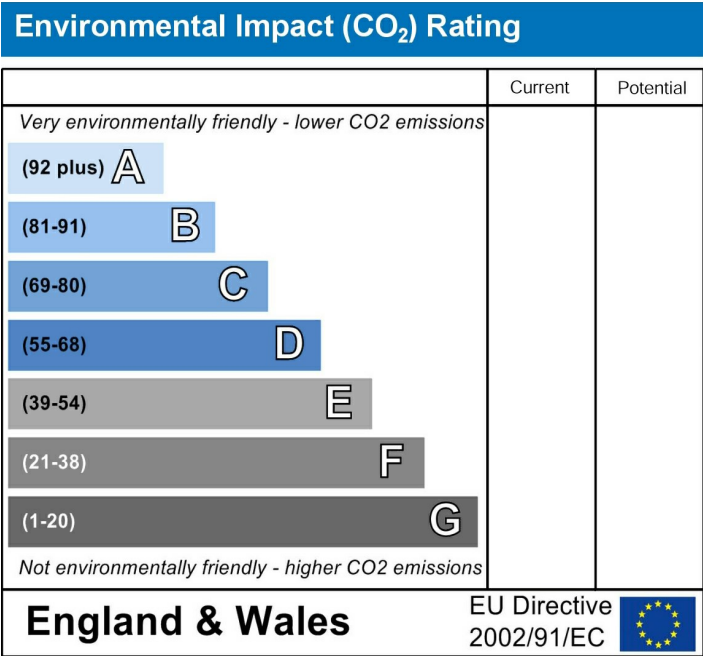
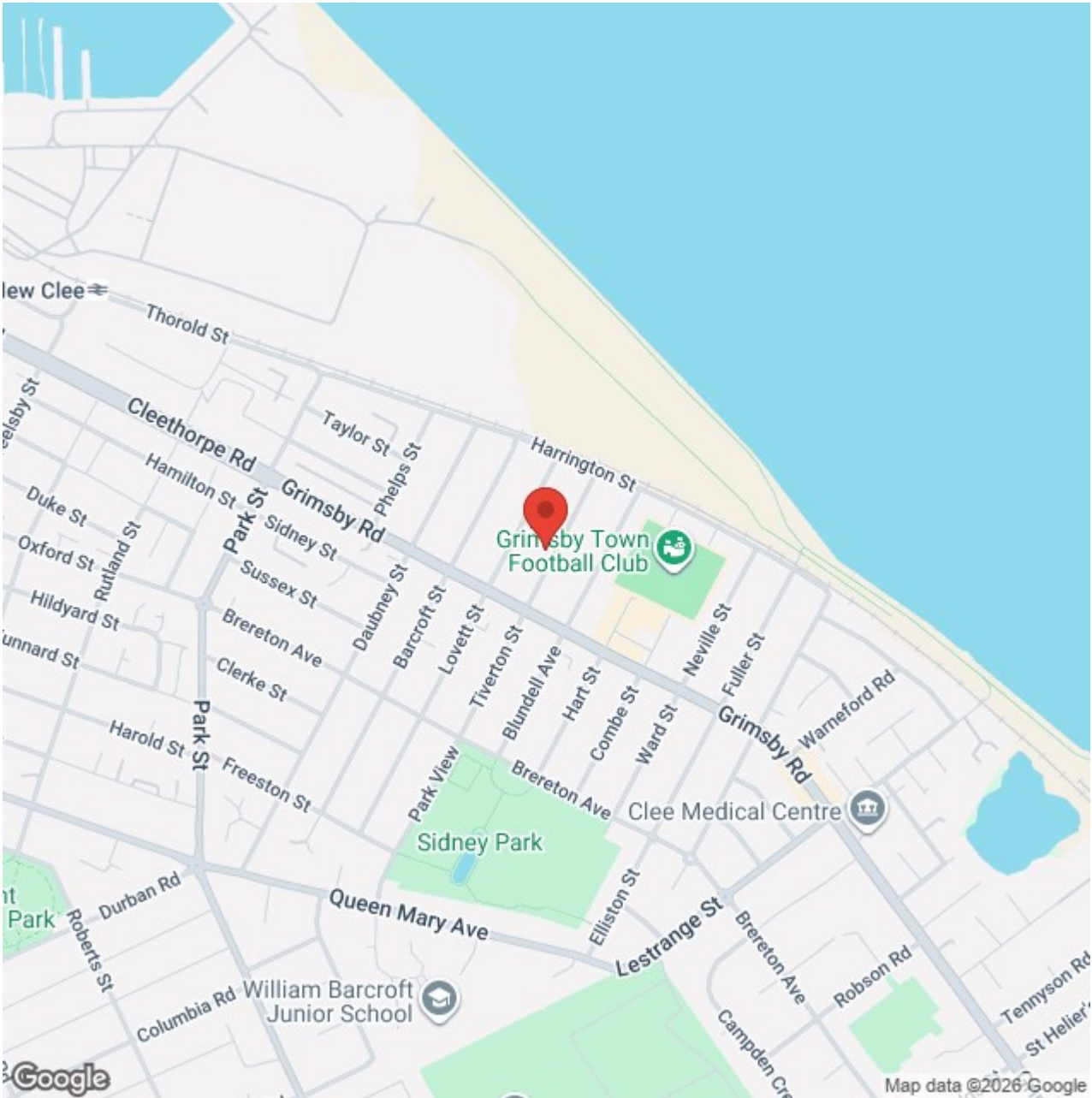
GROUND FLOOR



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.
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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.

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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.)

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.**

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