

BETTLES, MILES & HOLLAND

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PROPERTY FOR SALE

14 BEACON COURT, GRIMSBY

PURCHASE PRICE £150,000 - NO CHAIN



VIEWING

By appointment with this office

COUNCIL TAX BAND

B

PURCHASE PRICE

£150,000

TENURE

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



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14 BEACON COURT, GRIMSBY

Nestled in the desirable area of Beacon Court, Grimsby, this charming semi-detached house presents an excellent opportunity for both first-time buyers and families alike. Offered for sale with no chain, this property is sold as seen, allowing for a straightforward purchase process.

Upon entering, you are welcomed into an entrance hall that leads to a comfortable lounge, perfect for relaxation or entertaining guests. The well-appointed kitchen/diner provides a delightful space for family meals and gatherings, ensuring that the heart of the home is both functional and inviting.

The first floor boasts three generously sized bedrooms, each offering ample natural light and space for personalisation. A well-equipped bathroom completes this level, catering to the needs of the household.

One of the standout features of this property is the large rear garden, providing a wonderful outdoor space for children to play, gardening enthusiasts, or simply enjoying the fresh air. Additionally, the property benefits from ample off-road parking, along with a detached garage, ensuring convenience and security for your vehicles and belongings.

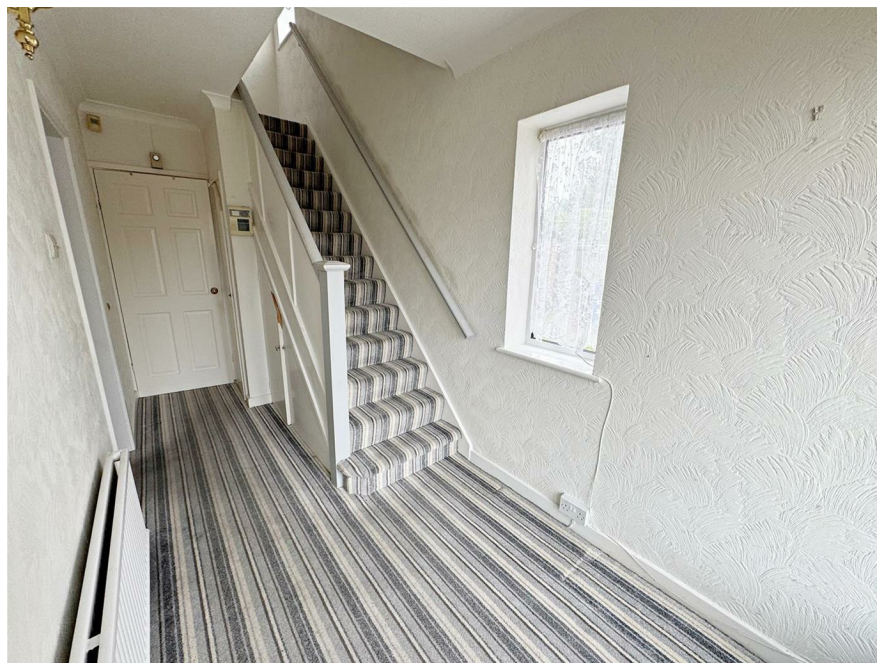
The house is double glazed throughout and benefits from gas central heating, ensuring warmth and comfort during the colder months. Its prime location offers easy access to local amenities and schools, making it an ideal choice for families seeking a community-oriented environment.

In summary, this semi-detached house in Beacon Court is a fantastic opportunity to create a lovely home in a sought-after area. With its spacious layout, generous outdoor space, and proximity to essential services, it is a property not to be missed.

****APPLIANCES HAVE NOT BEEN TESTED****

ENTRANCE HALL

Through a u.PVC double glazed door and side panel into the hall with a u.PVC double glazed window, stairs to the first floor accommodation, two under stairs cupboards, a central heating radiator and a wall light.



14 BEACON COURT, GRIMSBY

LOUNGE

16'3 x 0'10 (4.95m x 0.25m)

The lounge is to the front of the property with a u.PVC double glazed walk-in bay window, a brick fire place with wooden mantles, there is a tiled back and hearth and an electric log burner. A central heating radiator, wall lights and a coving to the ceiling.



KITCHEN/DINER

17'3 x 8'6 (5.26m x 2.59m)

The kitchen with painted grey wall and base units, contrasting work surfaces and a stainless steel sink unit with a chrome mixer tap. A housed gas double oven, a gas hob with a housed extractor fan above and the central heating boiler is housed within a cupboard. A u.PVC double glazed window and a light to the ceiling.

The dining area with u.PVC double glazed French doors, a central heating radiator and a light to the ceiling.



14 BEACON COURT, GRIMSBY

KITCHEN/DINER



KITCHEN/DINER



LANDING

Up the stairs to the first floor accommodation where doors to all rooms lead off. There is a u.PVC double glazed window, an airing cupboard, a wall light, loft access and a light to the ceiling.

14 BEACON COURT, GRIMSBY

BATHROOM

5'5 x 7'10 (1.65m x 2.39m)

The bathroom comprising of a panelled bath, chrome taps and an Aqualisa shower, a pedestal wash hand basin with chrome taps and a toilet. A u.PVC double glazed window, part tiled walls, a central heating radiator, vinyl to the floor, a light and coving to the ceiling.



BEDROOM 1

13'10 9'11 increasing to 11'0 (4.22m 3.02m increasing to 3.35m)

This double bedroom to the front of the property with a u.PVC double glazed walk-in bay window, a central heating radiator, a light and coving to the ceiling.



14 BEACON COURT, GRIMSBY

BEDROOM 2

11'8 x 9'1 increasing 11'0 (3.56m x 2.77m increasing 3.35m)

Another double bedroom with a u.PVC double glazed window, a central heating radiator, a light and coving to the ceiling.



BEDROOM 3

7'4 x 7'1 (2.24m x 2.16m)

This single bedroom is to the front of the property with a u.PVC double glazed window, a central heating radiator, a light and coving to the ceiling.



14 BEACON COURT, GRIMSBY

GARAGE

The detached brick garage with an up and over door and a side window.



OUTSIDE

The front garden has a walled and fenced boundary with wrought iron gates and is laid to lawn with a concrete drive leading to the garage and into the rear garden.

The rear garden has a fenced and tree-lined boundary and is laid to lawn and there is a concrete patio area.

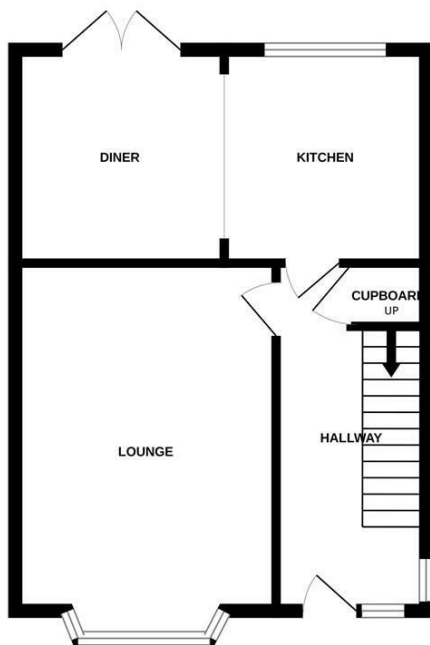


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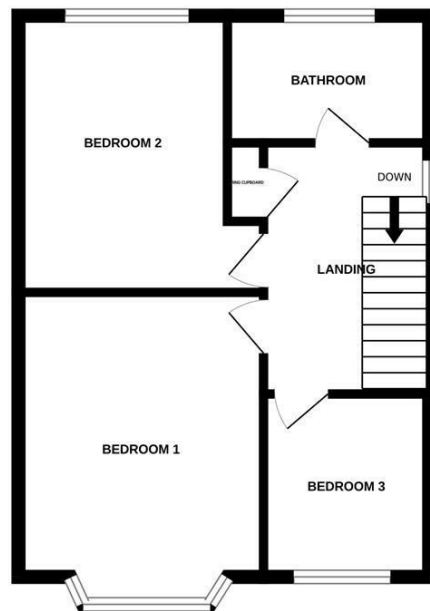
OUTSIDE



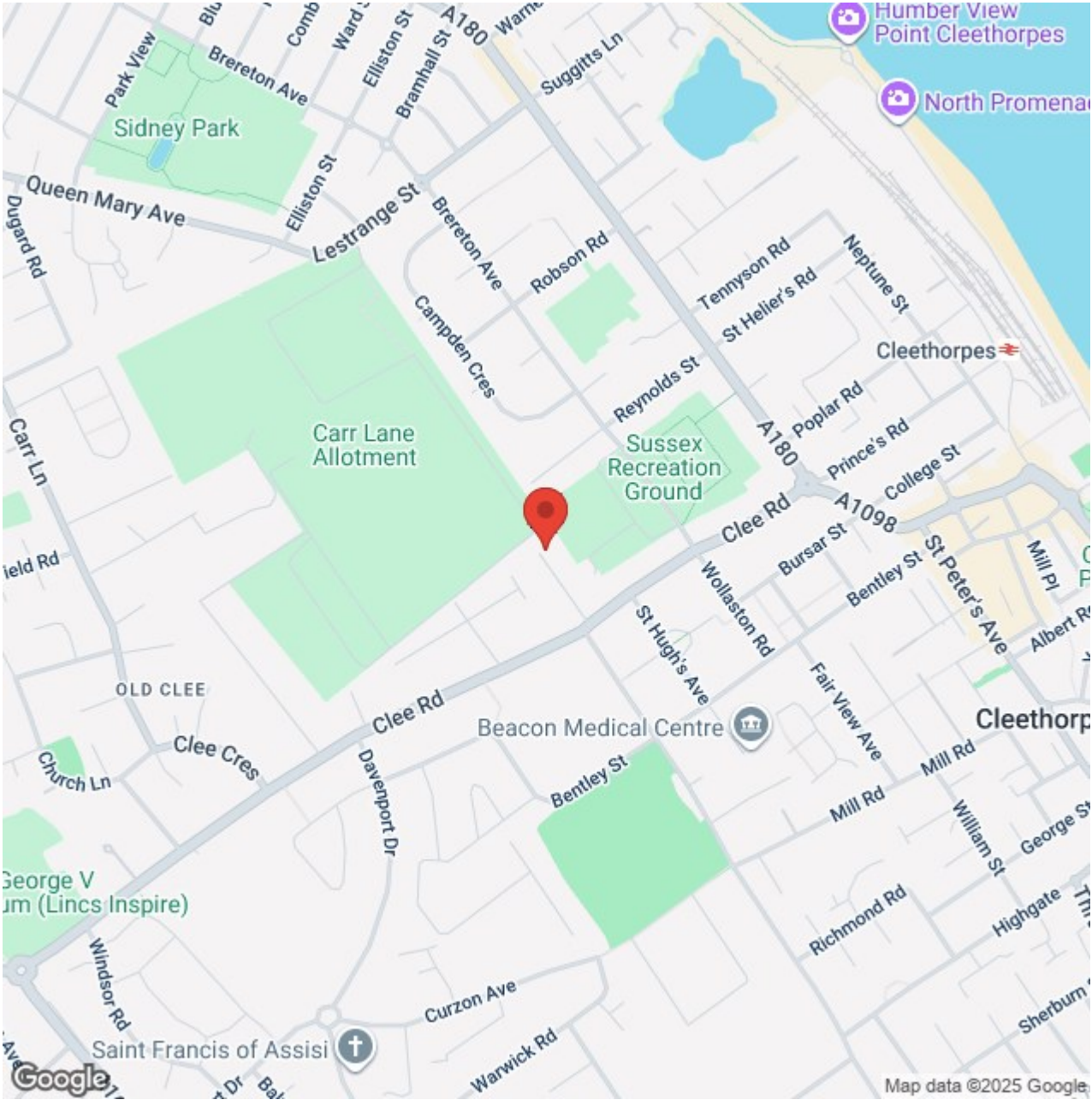
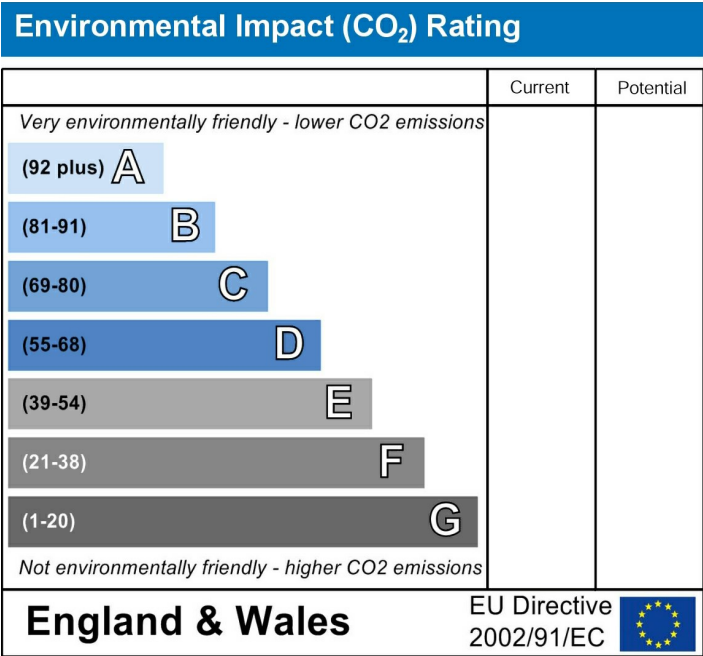
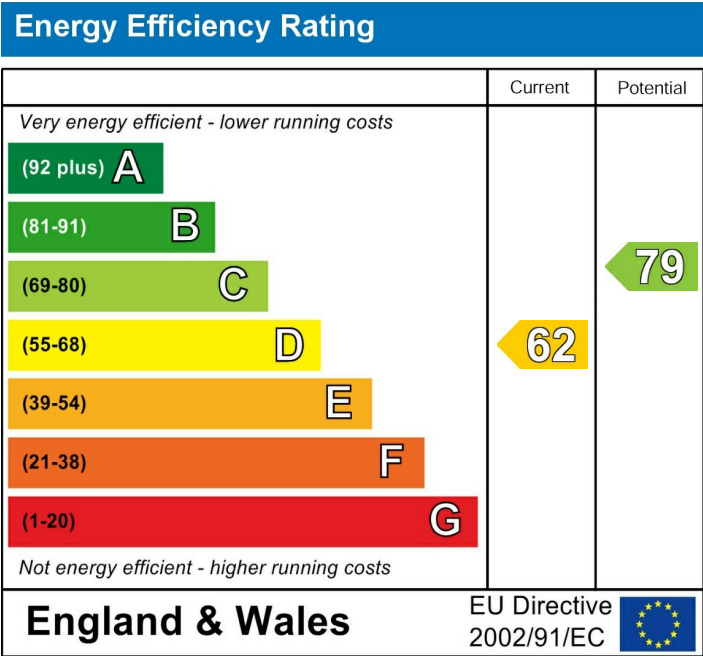
GROUND FLOOR



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

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*** ALL MEASUREMENTS STATED ARE APPROXIMATE.**

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