

# BETTLES, MILES & HOLLAND

## Estate Agents - Valuers

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### PROPERTY FOR SALE

### 4 SOUTHWOLD CRESCENT, SCARTH GRIMSBY

**PURCHASE PRICE £160,000 FREEHOLD**



#### VIEWING

By appointment with this office

#### COUNCIL TAX BAND

A

#### PURCHASE PRICE

£160,000

#### TENURE

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



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## 4 SOUTHWOLD CRESCENT, SCARTHO GRIMSBY

Nestled in the charming Southwold Crescent of Grimsby, this well-presented mid-terrace house offers a delightful blend of comfort and convenience. With its prime location, residents will find themselves just a stone's throw away from local amenities and reputable schools, making it an ideal choice for families and professionals alike.

Upon entering the property, you are welcomed into an entrance hall that leads to a cosy lounge, perfect for relaxation or entertaining guests. The kitchen/diner is a standout feature, providing ample space for family meals and gatherings. This well-designed area is both functional and inviting, making it the heart of the home.

The first floor boasts three generously sized double bedrooms, ensuring plenty of room for family or guests. The bathroom is conveniently located on this level, offering both practicality and comfort.

Outside, the property features a charming rear garden, ideal for enjoying the fresh air or hosting summer barbecues. Parking is available at the front, adding to the convenience of this lovely home. The property benefits from double glazing and gas central heating, ensuring warmth and energy efficiency throughout the year.

In summary, this terraced house on Southwold Crescent is a fantastic opportunity for those seeking a well-located and well-maintained home in Grimsby. With its spacious living areas, three double bedrooms, and proximity to local amenities, it is sure to appeal to a wide range of buyers. Do not miss the chance to make this delightful property your own.

### ENTRANCE HALL

Through a u.PVC double glazed door into the hall with stairs to the first floor accommodation, an under stairs cupboard, a central heating radiator with a fretwork cover, laminate to the floor, a light and coving to the ceiling.





## 4 SOUTHWOLD CRESCENT, SCARTH O GRIMSBY

### LOUNGE

12'9 x 10'6 (3.89m x 3.20m)

The lounge is to the front of the property with a u.PVC double glazed bow window, a wooden fire surround, a tiled back and hearth and a wall mounted electric fire. A central heating radiator, a light and coving to the ceiling.



### LOUNGE



## 4 SOUTHWOLD CRESCENT, SCARTH O GRIMSBY

### KITCHEN/DINER

17'9 x 10'6 (5.41m x 3.20m)

With a range of white wall and base units, contrasting work surfaces and tiled splash back, a stainless steel sink unit with a chrome tap. An integrated electric oven and hob, a housed extractor fan, space for a fridge/freezer and plumbing for a washing machine. A u.PVC double glazed window, vinyl to the floor, a light and coving to the ceiling.

The diner area with a u.PVC centralised door, a central heating radiator, laminate to the floor, a light and coving to the ceiling.



### KITCHEN/DINER



### KITCHEN/DINER



## 4 SOUTHWOLD CRESCENT, SCARTH O GRIMSBY

### LANDING

Up the stairs to the first floor accommodation where doors to all rooms lead off. There is loft access, a light and coving to the ceiling. The central heating boiler is located in the loft.



### BATHROOM

7'7 x 5'4 (2.31m x 1.63m)

The bathroom comprising of a panelled bath, chrome taps, an Aqualisa shower, a pedestal wash hand basin, chrome taps and a toilet. Two u.PVC double glazed windows, mermaid boarding to the walls, a chrome ladder style radiator, vinyl to the floor and a light to the ceiling.

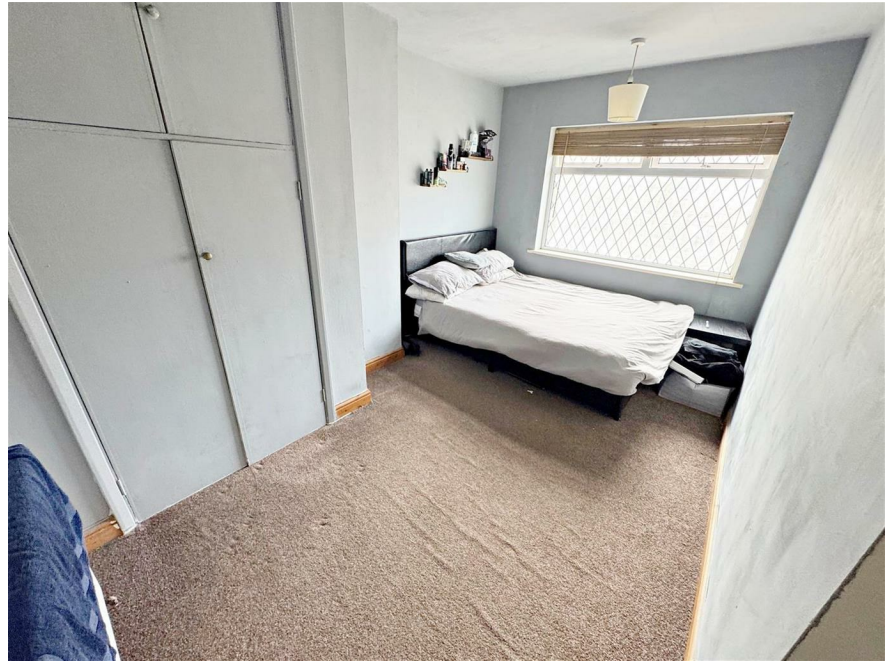


## 4 SOUTHWOLD CRESCENT, SCARTHOTH GRIMSBY

### **BEDROOM 1**

12'10 x 8'6 increasing to 9'10 (3.91m x 2.59m increasing to 3.00m)

This double bedroom to the front of the property with a u.PVC double glazed window, a central heating radiator, a built in cupboard and a light to the ceiling.



### **BEDROOM 2**

12'1 x 10'6 (3.68m x 3.20m)

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





## 4 SOUTHWOLD CRESCENT, SCARTHO GRIMSBY

### **BEDROOM 2**



### **BEDROOM 3**

11'2 x 9'8 (3.40m x 2.95m)

The third double bedroom with a u.PVC double glazed window, a central heating radiator, exposed floorboards, a light and coving to the ceiling.





## 4 SOUTHWOLD CRESCENT, SCARTH GRIMSBY

### OUTSIDE

The front garden has a fenced boundary and is mainly laid to block-paving for ease of maintenance and parking, there is a decorative stoned area and a wooden gate leads you to the rear garden.

The rear garden has a fenced boundary and is laid to lawn with a concrete path and patio area. There are two brick stores one of which has light and power.

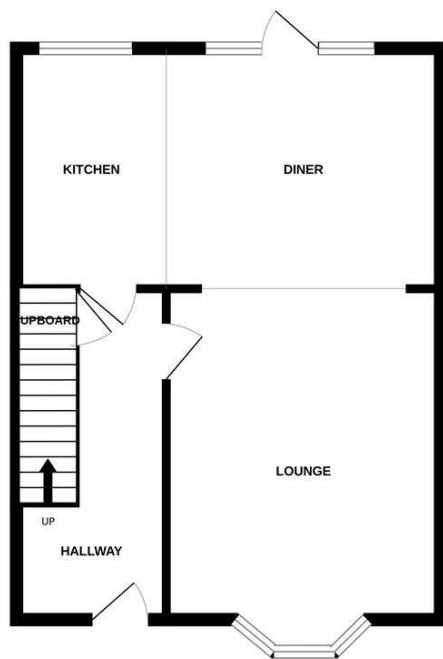


### OUTSIDE

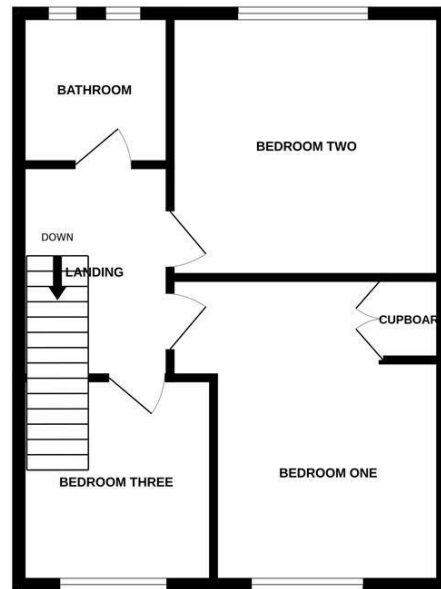




GROUND FLOOR



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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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.

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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](mailto: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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