

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

To view our Properties on the Internet:

www.bmhestateagents.com

www.rightmove.co.uk

www.onthemarket.com

www.zoopla.co.uk

PROPERTY FOR SALE

82 WEELSBY ROAD, GRIMSBY

PURCHASE PRICE £215,000 FREEHOLD



VIEWING

By appointment with this office

COUNCIL TAX BAND

C

PURCHASE PRICE

£215,000

TENURE

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



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



82 WEELSBY ROAD, GRIMSBY

Nestled on Weelsby Road in Grimsby, this charming semi-detached house offers a delightful blend of traditional features and modern potential. Ideally situated close to the town centre and the Diana Princess of Wales Hospital, this property is perfect for families and professionals alike.

Upon entering, you are welcomed into a spacious entrance hall that leads to two inviting reception rooms. The lounge provides a comfortable space for relaxation, while the dining room, complete with a sun room, is perfect for entertaining guests or enjoying family meals. The kitchen/breakfast room is functional and offers ample space for culinary creativity.

The first floor boasts three well-proportioned bedrooms, providing plenty of room for family or guests. A family bathroom completes this level, ensuring convenience for all.

Outside, the property features well-established front and rear gardens, offering a lovely outdoor space for gardening enthusiasts or those who simply wish to enjoy the fresh air. The house benefits from double glazing and gas central heating, ensuring warmth and comfort throughout the year. Additionally, there is off-road parking and a garage, providing practical solutions for your parking needs.

While the property is in need of some updating, it presents an excellent opportunity for buyers to put their own stamp on it and create a truly personalised home. With its prime location and spacious layout, this semi-detached house is a fantastic prospect for those looking to settle in Grimsby.

ENTRANCE PORCH

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

HALL

The hall with stairs to the first floor accommodation, stairs to the first floor accommodation, two under stairs cupboards, a wooden floor and a light to the ceiling.



82 WEELSBY ROAD, GRIMSBY

LOUNGE

15'5 x 13'5 (4.70m x 4.09m)

The lounge is to the front of the property with a u.PVC double glazed walk-in bay window, a wooden painted fire surround with a cast iron fire and a tiled hearth. A central heating radiator, wall lights, a plate rack, coving and a ceiling rose to the ceiling.



LOUNGE



DINING ROOM

14'6 x 11'8 (4.42m x 3.56m)

The dining room with an inset wall mounted gas fire, a central heating radiator, a plate rack, a light and coving to the ceiling. A hardwood and glazed door into the sun room.



DINING ROOM



SUN ROOM

10'7 xx 7'4 (3.23m xx 2.24m)

The sun room with hardwood and glazed windows to three sides and hardwood and glazed double doors into the garden. A central heating radiator, a tiled floor and a wall light.

KITCHEN/BREAKFAST ROOM

17'6 x 8'5 (5.33m x 2.57m)

The kitchen/breakfast room with a range of cream wall and base units, contrasting work surfaces and part tiled walls. A white sink unit with a chrome mixer tap, an integrated electric oven and grill, a gas hob with a white extractor fan above and there is plumbing for a washing machine. Two hardwood and glazed windows and a hardwood door, a central heating radiator, a tiled floor and spotlights to the ceiling.



KITCHEN/BREAKFAST ROOM



KITCHEN/BREAKFAST ROOM



LANDING

Up the stairs to the first floor accommodation where doors to all rooms lead off. There is a light and loft access to the ceiling.

BEDROOM 1

15'5 x 11'4 (4.70m x 3.45m)

This double bedroom is to the front of the property with a u.PVC double glazed walk-in bay window, a range of fitted wardrobes and chest of drawers. A central heating radiator, a light and coving to the ceiling. There is a door to the nursery.



NURSERY

6'9 x 6'3 (2.06m x 1.91m)

With a hardwood window to the front, a central heating radiator and a light to the ceiling.

BEDROOM 2

14'4 x 11'9 (4.37m x 3.58m)

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



BEDROOM 2



BEDROOM 3

9'2 x 8'6 (2.79m x 2.59m)

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



BATHROOM

7'10 x 6'3 (2.39m x 1.91m)

The bathroom with a white suite comprising of a corner bath, a chrome mixer shower tap, a Triton electric shower and a glass shower screen, a pedestal wash hand basin, chrome taps and a toilet. A u.PVC double glazed window, part tiled walls, vinyl to the floor and spotlights to the ceiling.



82 WEELSBY ROAD, GRIMSBY

GARAGE

The detached garage with double wooden doors, two windows to the side, light and power within.



OUTSIDE

The front garden has a walled, fenced and hedged boundary and is laid to lawn. There is a concrete drive leading to the garage.

The rear garden has a walled, fenced and hedged boundary and is mainly laid to lawn with established borders and mature trees.

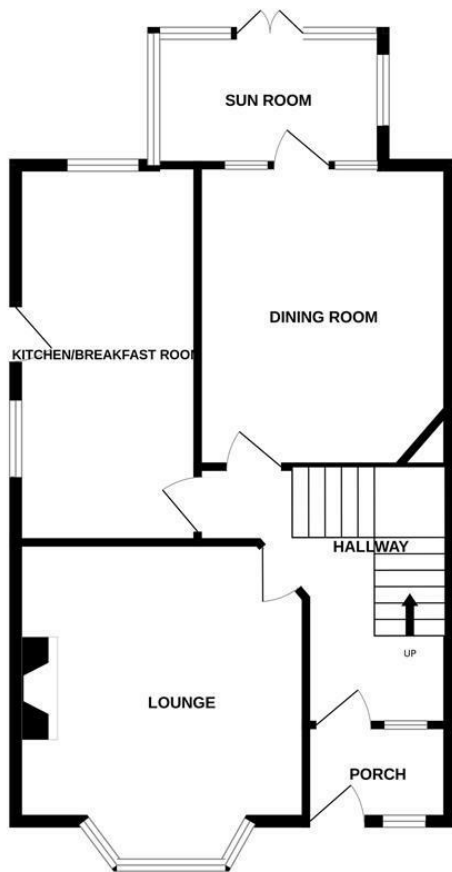


82 WEELSBY ROAD, GRIMSBY

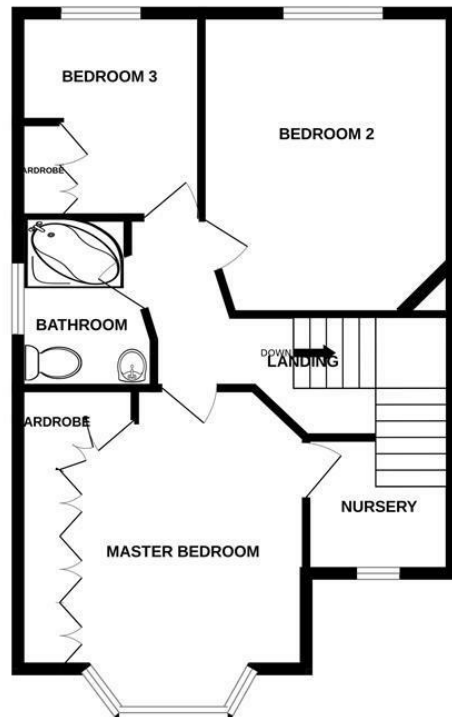
OUTSIDE



GROUND FLOOR

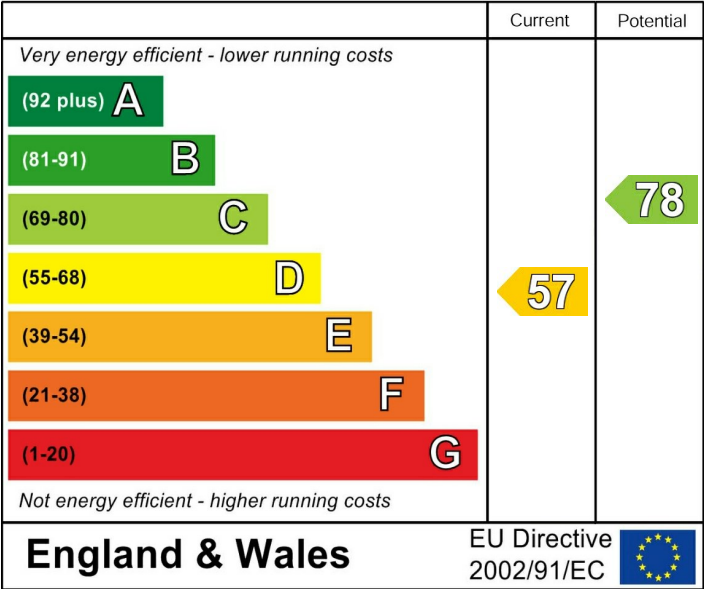


1ST FLOOR

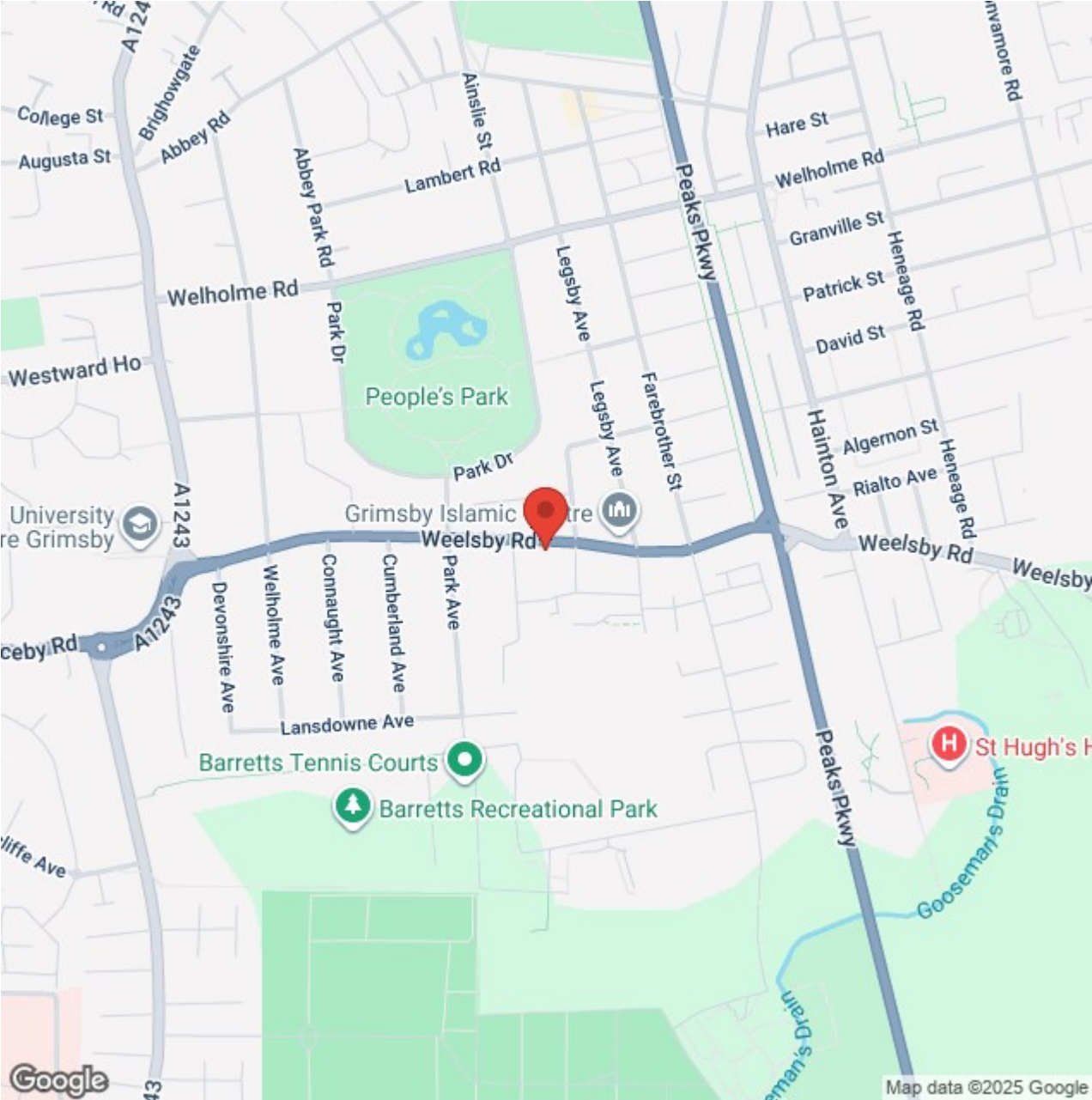
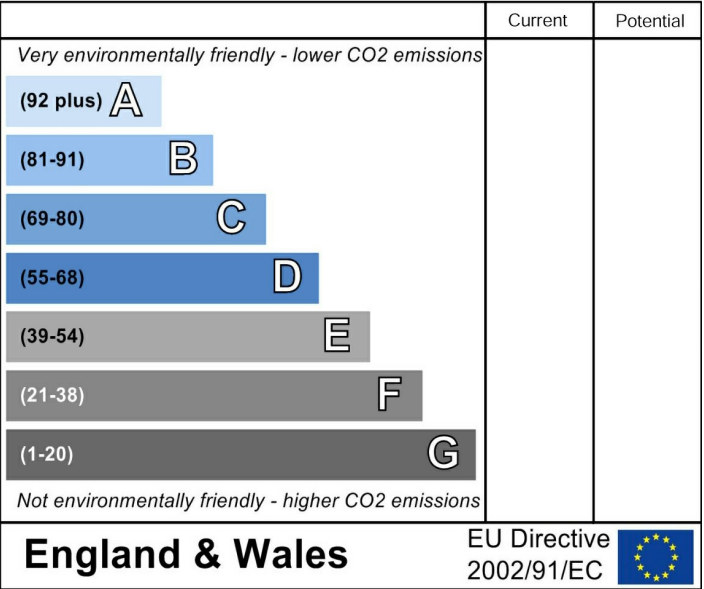


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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 ©2025

Energy Efficiency Rating



Environmental Impact (CO₂) Rating



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.

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