

BETTLES, MILES & HOLLAND

Estate Agents - Valuers

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PROPERTY FOR SALE

4 FAIRFIELD AVENUE, GRIMSBY

PURCHASE PRICE £199,950 - NO CHAIN



VIEWING

By appointment with this office

COUNCIL TAX BAND

B

PURCHASE PRICE

£199,950

TENURE

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



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4 FAIRFIELD AVENUE, GRIMSBY

Nestled on Fairfield Avenue in Grimsby, this charming end terrace house presents an excellent opportunity for both first-time buyers and families alike. Offered for sale with no chain, this property is conveniently located near local amenities, ensuring that everything you need is just a stone's throw away.

Upon entering, you are welcomed into an entrance hall that leads to two inviting reception rooms, perfect for both relaxation and entertaining. The lounge provides a comfortable space to unwind, while the dining room offers an ideal setting for family meals. The fitted kitchen is well-equipped and flows seamlessly into a delightful conservatory, which bathes the area in natural light and provides a lovely view of the well-maintained rear garden.

The first floor boasts two generously sized double bedrooms, providing ample space for rest and relaxation. A well-appointed bathroom completes this level, ensuring convenience for all residents.

Outside, the property features a well-kept rear garden, perfect for outdoor activities or simply enjoying the fresh air. With parking available for up to seven vehicles, this home is ideal for those with multiple cars or for hosting guests. Additionally, the converted garage includes a utility area and an outside toilet, adding to the practicality of the property.

The house benefits from double glazing and gas central heating, ensuring comfort throughout the year. This delightful home on Fairfield Avenue is a must-see for anyone seeking a blend of space, convenience, and charm in Grimsby.

ENTRANCE HALL

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

LOUNGE

13'11 x 12'2 (4.24m x 3.71m)

The lounge is to the front of the property with a u.PVC double glazed window, a painted fire surround, a marble effect back and hearth, a pebble effect electric fire, a central heating radiator, a light, coving and ceiling rose to the ceiling.



4 FAIRFIELD AVENUE, GRIMSBY

DINING ROOM

13'9 x 8'10 increasing to 11'1 (4.19m x 2.69m increasing to 3.38m)

The dining room with u.PVC double glazed windows to the side and rear, a central heating radiator, laminate to the floor and a light to the ceiling.



KITCHEN

1'9 x 9'5 (0.53m x 2.87m)

With a range of cream wall and base units, contrasting work surfaces and tiled reveals, a stainless steel sink unit with a chrome mixer tap. A housed electric oven and microwave, a gas hob with a black and stainless steel extractor fan above. An integrated dish washer, housing for a fridge/freezer and plumbing for a washing machine. A u.PVC double glazed window, u.PVC double glazed French doors to the conservatory, a central heating radiator, a tiled floor and spotlights to the ceiling.



4 FAIRFIELD AVENUE, GRIMSBY

KITCHEN



CONSERVATORY

9'11 x 10'10 (3.02m x 3.30m)

With u.PVC double glazed French doors, a u.PVC double glazed door, and u.PVC double glazed windows to three sides. There is a log burner, a tiled floor and a light to the ceiling.



4 FAIRFIELD AVENUE, GRIMSBY

LANDING

Up the stairs to the first floor accommodation where doors to all rooms lead off. There is a u.PVC double glazed window, a central heating radiator, two lights and loft access to the ceiling.



BEDROOM 1

13'11 x 12'0 (4.24m x 3.66m)

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



4 FAIRFIELD AVENUE, GRIMSBY

BEDROOM 1



BEDROOM 2

13'7 x 9'4 (4.14m x 2.84m)

Another double bedroom to the rear of the property with a u.PVC double glazed window, built in wardrobes, a central heating radiator, a light and loft access to the ceiling.



4 FAIRFIELD AVENUE, GRIMSBY

BEDROOM 2



BATHROOM

8'10 x 6'7 (2.69m x 2.01m)



UTILITY AREA

8'6 x 6'2 (2.59m x 1.88m)

The utility area with a wooden door and a u.PVC double glazed window, a tiled floor, light and power within. The through to the garage

GARAGE

18'6 x 7'11 (5.64m x 2.41m)

Detached garage with u.PVC double glazed windows to the front and side, there is light and power within.

OUTSIDE WC

With a toilet, a window, a tiled floor and a light to the ceiling.

4 FAIRFIELD AVENUE, GRIMSBY

GARDENS

The front garden has a walled and fenced boundary with a timber gate and is laid to block-paving providing ample off road parking. The rear garden has a fenced boundary and is laid to pavers and concrete for ease of maintenance with established borders. There is a decked area ideal for entertaining and a timber shed.



GARDENS

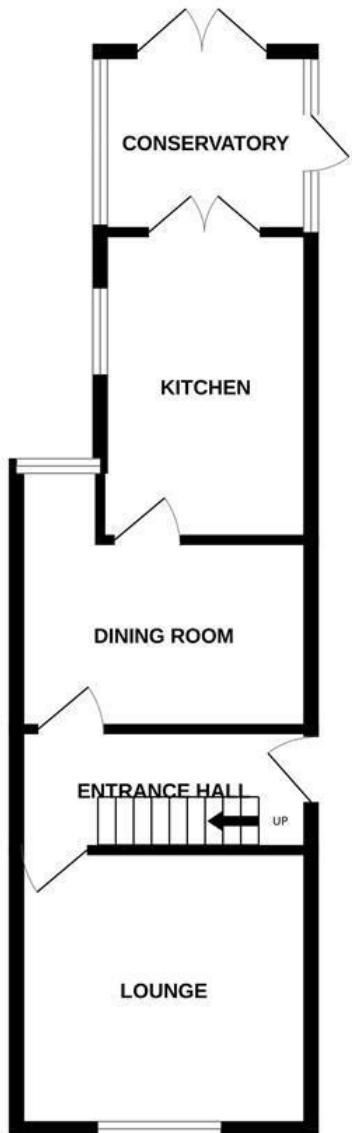


4 FAIRFIELD AVENUE, GRIMSBY

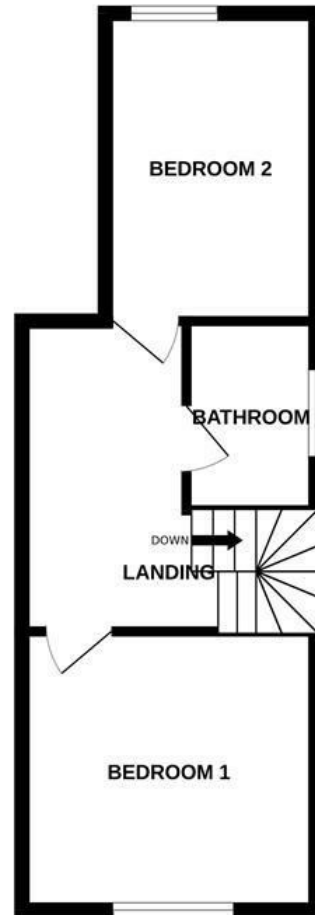
GARDENS



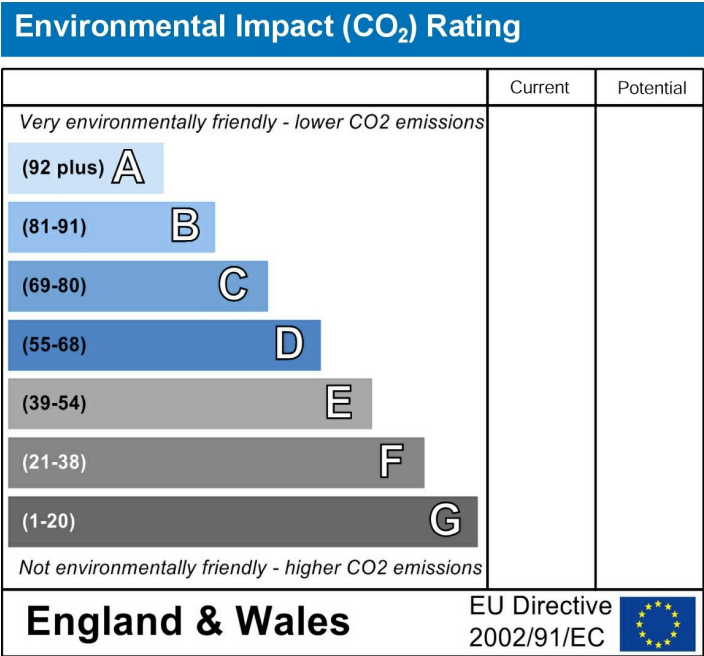
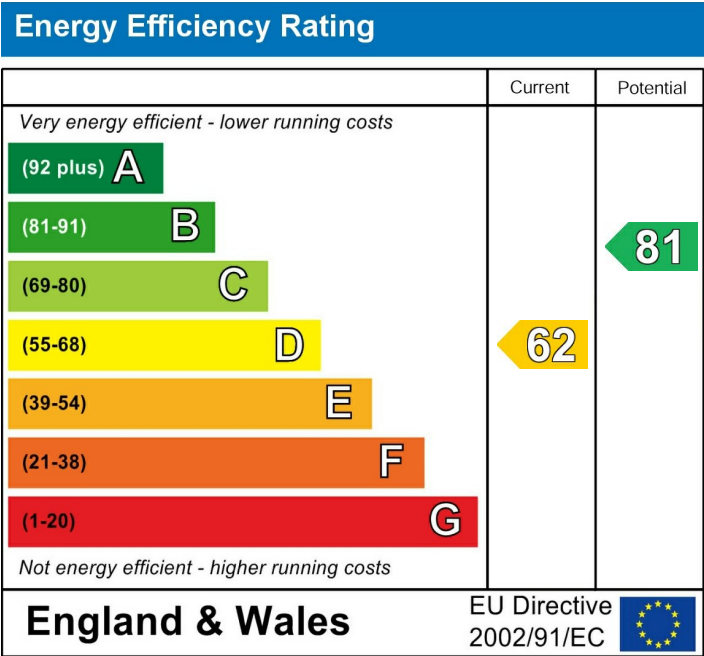
GROUND FLOOR



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 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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