

# BETTLES, MILES & HOLLAND

## Estate Agents - Valuers

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### PROPERTY FOR SALE

### 34 SALAMANDER CLOSE, GRIMSBY

**PURCHASE PRICE £70,000 FREEHOLD**



#### VIEWING

By appointment with this office

#### COUNCIL TAX BAND

A

#### PURCHASE PRICE

£70,000

#### TENURE

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



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BMH Estate Agents & Property Management Limited  
Registered in England No. 4782567



### **34 SALAMANDER CLOSE, GRIMSBY**

#### **PUBLIC NOTICE**

34 Salamander Close, Grimsby, N.E. Lincs, DN31 2NW

We are acting in the sale of the above property and have received an offer of £72,000

Any interested parties must submit any higher offers in writing to the selling agent before an exchange of contracts takes place

EPC Rating: D

Bettles, Miles and Holland are pleased to offer for sale with no onward chain this end link property located close to the local amenities and schools and a short walk from Grimsby Town Centre and train station. The property is in need of updating and comprises of an entrance hall, a lounge with a bow window, a kitchen/diner and to the first floor there is three bedrooms and a bathroom. The property has front and rear gardens, a garage in a block close by, double glazing and gas central heating.

#### **ENTRANCE HALL**

Through the u.PVC double glazed front door into the hall with laminate flooring, stairs to the first floor accommodation and a light to the ceiling.

#### **LOUNGE**

15'7 x 12'10 (4.75m x 3.91m)

The lounge with a u.PVC double glazed bow window to the front, a central heating radiator, a mahogany fire surround with a marble effect back and hearth and a fire within. Laminate to the floor and coving to the ceiling.





## 34 SALAMANDER CLOSE, GRIMSBY

### **KITCHEN/DINER**

15'11 x 8'5 (4.85m x 2.57m)

With a range of Beech effect wall and base units with contrasting work surfaces and tiled reveals, a stainless steel sink and drainer with a chrome mixer tap. A central heating radiator, a u.PVC double glazed window to the rear and a u.PVC double glazed door to the garden. A tiled floor, a storage cupboard, the central heating boiler and two lights to the ceiling.



### **LANDING**

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

### **BATHROOM**

6'3 x 5'4 (1.91m x 1.63m)

The bathroom with a white suite comprising of a paneled bath with chrome taps, a plumbed shower, a pedestal wash hand basin with chrome taps and a toilet with a central chrome flush. Part tiled walls, a u.PVC double glazed window to the rear, a central heating radiator and a light to the ceiling.



## 34 SALAMANDER CLOSE, GRIMSBY

### **BEDROOM 1**

13'5 x 9'7 (4.09m x 2.92m)

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



### **BEDROOM 2**

10'9 x 9'5 (3.28m x 2.87m)

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



### **BEDROOM 3**

6'0 x 8'7 (1.83m x 2.62m)

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

### 34 SALAMANDER CLOSE, GRIMSBY

#### **OUTSIDE**

The front garden is laid to lawn with a pathway to the front door.

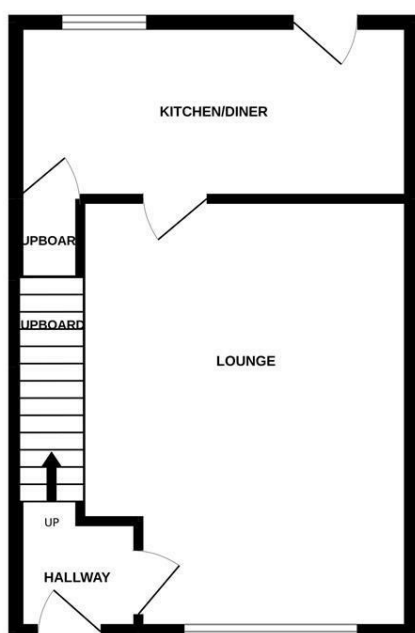
The rear garden has a fenced boundary with a wooden gate and is laid to patio pavers for ease of maintenance.



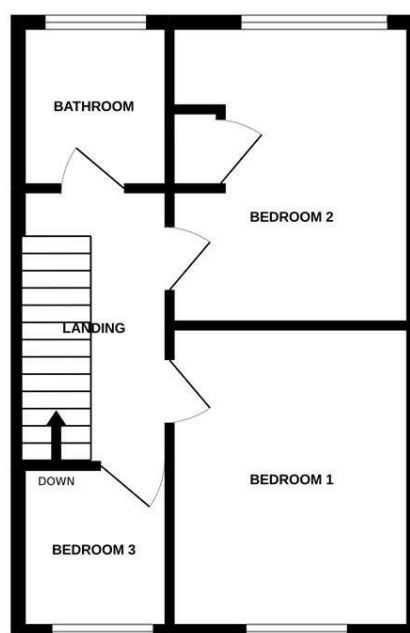
#### **GARAGE**

The brick garage is set within a block of garages.

GROUND FLOOR

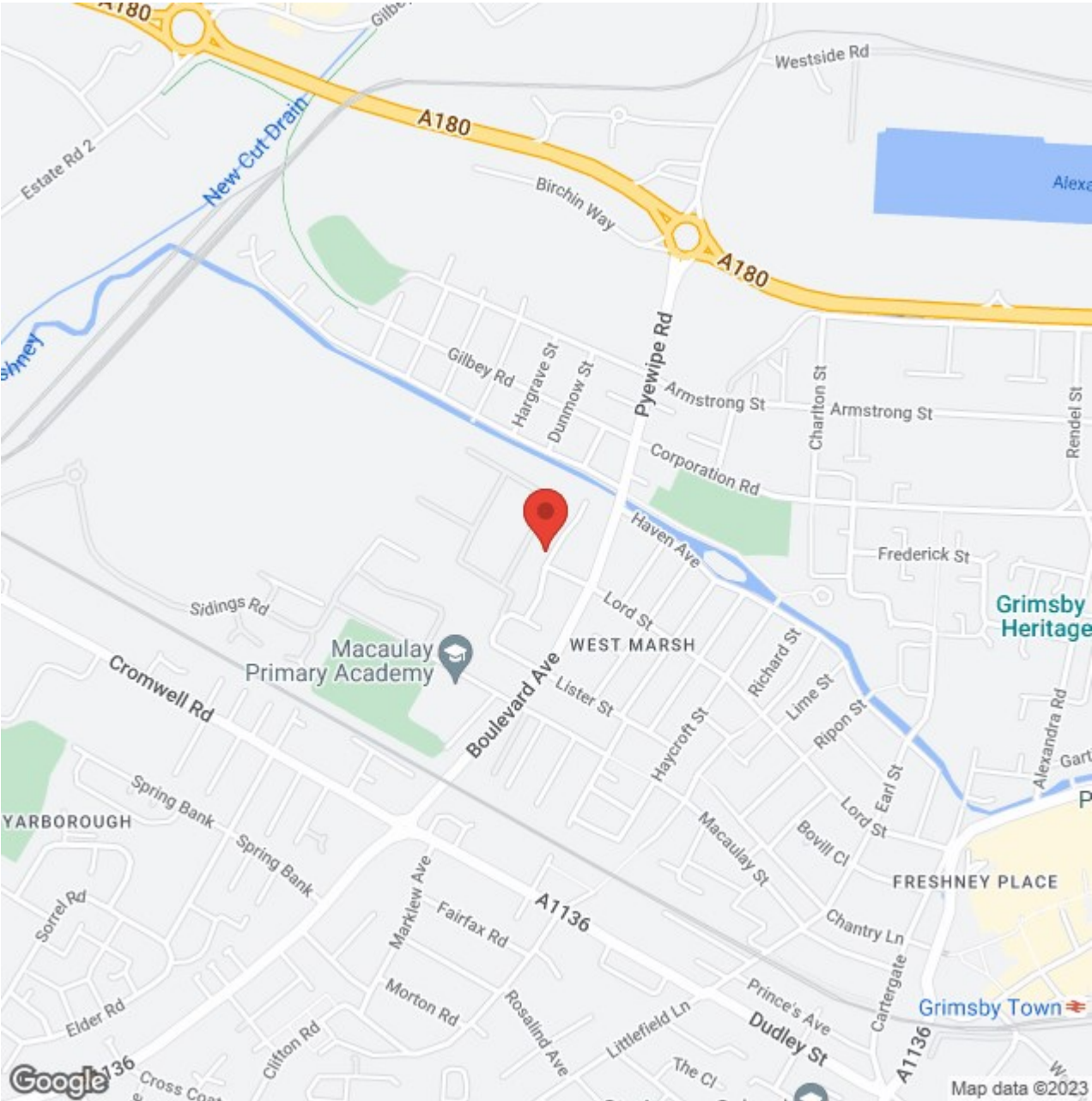
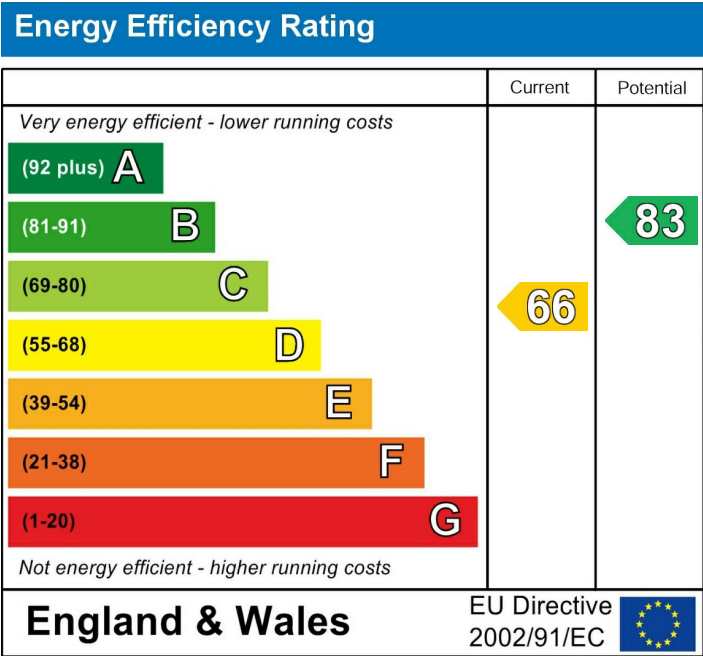


1ST FLOOR



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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## **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 Emma Hyldon 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 Emma Hyldon directly on 07522 622 159 or [emma@personal-touch-mortgages.co.uk](mailto:emma@personal-touch-mortgages.co.uk).

Bettles, Miles and Holland Estate Agents is an introducer to Personal Touch Mortgages (Lincs) Ltd, which is an appointed representative of PRIMIS Mortgage Network, which is authorised and regulated by the Financial Conduct Authority.

***YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.***

*They normally charge a fee for mortgage advice. The amount will depend on your circumstances. A typical fee would be £99 payable upon application and further £300 payable on production of offer.*

*(BMH may recommend the services of Emma Hyldon Personal Touch Mortgages 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 Emma Hyldon.)*

**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