

BETTLES, MILES & HOLLAND

Estate Agents - Valuers

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PROPERTY FOR SALE

95 LADYSMITH ROAD, GRIMSBY

PURCHASE PRICE £57,000 FREEHOLD - NO ONWARD CHAIN



VIEWING

By appointment with this office

COUNCIL TAX BAND

AA

PURCHASE PRICE

£57,000

TENURE

FREEHOLD



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95 LADYSMITH ROAD, GRIMSBY

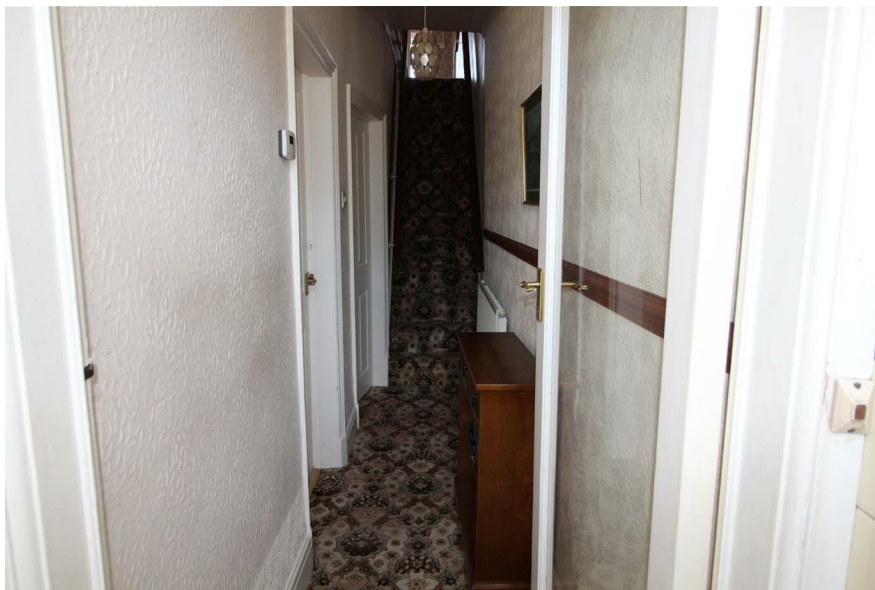
Offered for sale with NO ONWARD CHAIN, this beautifully clean property has been in the same family for decades. The accommodation has been well maintained but perhaps a little traditional. It benefits from a full system of gas fired central heating together with u.PVC double glazing. The accommodation offers 3 bedrooms and a bathroom on the first floor. On the ground floor a porch and hall, then a lounge and a separate living room which leads on by the walk in pantry to what is a morning room and then a kitchenette. There is also an outside W.C. The front gardens are easy to maintain and the back garden is an absolute picture, they are walled as well and enjoy the sun. It is fair to say the property will benefit from a programme of improvement, however, it will make an absolutely beautiful house when done.

ENTRANCE HALL

There is a u.PVC double glazed front door with leaded over-light to the porchway, a tiled floor and tiled half way up the wall approximately, here.

INNER HALL

Through the inner glazed door to the hall, a dado rail, coving to the ceiling. A central heating radiator, two panelled doors lead off and the staircase is ahead.



LOUNGE

13'6" x 10'4" (4.11m x 3.15m)

Situated to the front of the property with a u.PVC double glazed walk in bay window, the original cornice above, a central heating radiator. A nice room.



VIEW 2 OF THE LOUNGE



SITTING ROOM

12'6" x 11'3" (3.81m x 3.43m)

With a superb original fireplace comprising of a polished mantle within inset tiling and hearth, now a Windsor gas fire in situ, previously an open fire. There is coving to the ceiling here and a plate rack, a central heating radiator and a u.PVC double glazed window. Just around the corner is the understairs cupboard.



VIEW 2 OF THE SITTING ROOM



95 LADYSMITH ROAD, GRIMSBY

MORNING ROOM

10'8" x 9' (3.25m x 2.74m)

On the way, you go by the walk in pantry then down a step into what may well become a kitchen. The morning room with the u.PVC double glazed window to one side and a door to the garden. A central heating radiator and on the other side a raised step for an electric fire. Coving above.



VIEW 2 OF THE MORNING ROOM



KITCHENETTE

6' x 5'3" (1.83m x 1.60m)

The kitchenette is really neat. With a stainless steel sink unit, plumbing for a washing machine, a point for a gas cooker. Tiled walls and floors and a u.PVC double glazed window to the garden.



LANDING

Up the stairs to the landing with coving, a railed balustrade with an Oak newel post, a storage cupboard, coving and the loft entrance.

BATHROOM

The bathroom with a lovely pink suite, all walls are nicely tiled in matching colours. The suite comprises of a panelled bath, pedestal wash hand basin and W.C., there is a central heating radiator, also a u.PVC double glazed obscure window.



BEDROOM 1

11'9" x 11'4" (3.58m x 3.45m)

The measurement is the floor area as there are extensive wardrobes fitted to one side completely and also including a vanity unit. This bedroom is to the front of the property with a u.PVC double glazed window, coving to the ceiling and a central heating radiator.



VIEW 2 OF BEDROOM 1



VIEW 3 OF BEDROOM 1



BEDROOM 2

12'5" x 8'6" (3.78m x 2.59m)

This is the middle bedroom with a u.PVC double glazed window, coving to the ceiling, a central heating radiator and a built in cupboard and shelving and a fitted wardrobe.



BEDROOM 3

9'1" x 8'5" (2.77m x 2.57m)

This bedroom is to the back of the property with a u.PVC double glazed window, a central heating radiator, coving to the ceiling. The airing cupboard in the corner now housing the Combi central heating boiler. In the opposite corner, another little built in cupboard.



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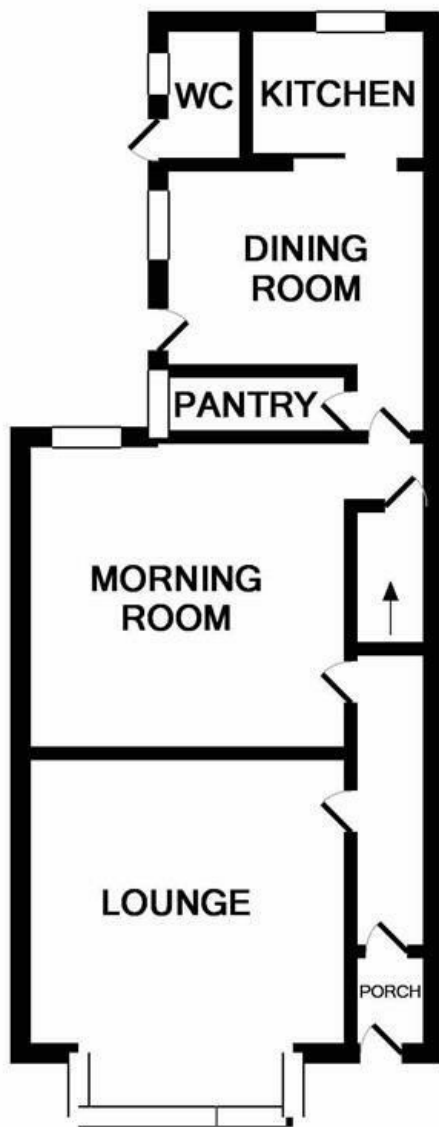
GARDENS

The front garden is walled and gated and very tidy. The back garden with a garden path past the outside W.C. and the garden tap, through the gates and into this sunny, walled and mature garden. Lawn, mature shrubs and bushes and trees, a garden seat, at the far end a garden shed near the back gate.

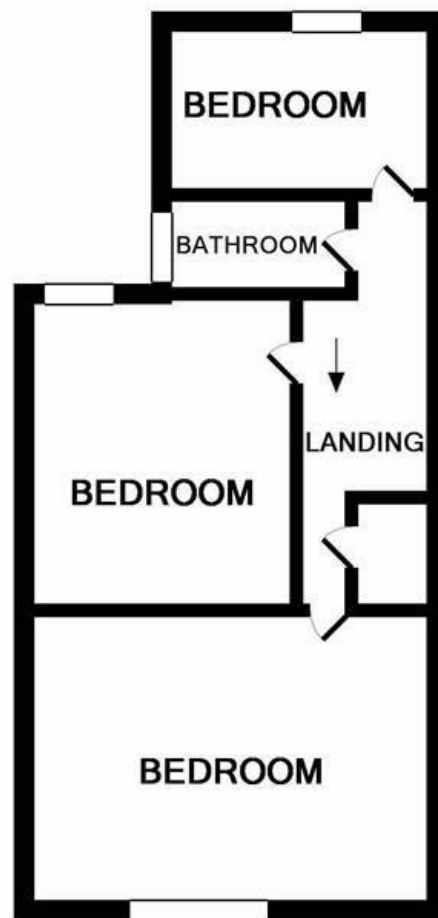


DIFFERENT VIEW OF THE BACK GARDEN





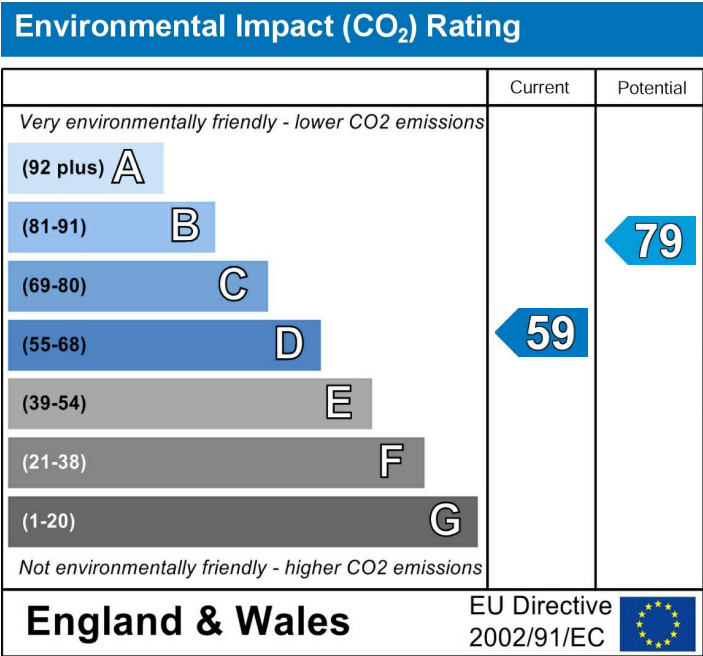
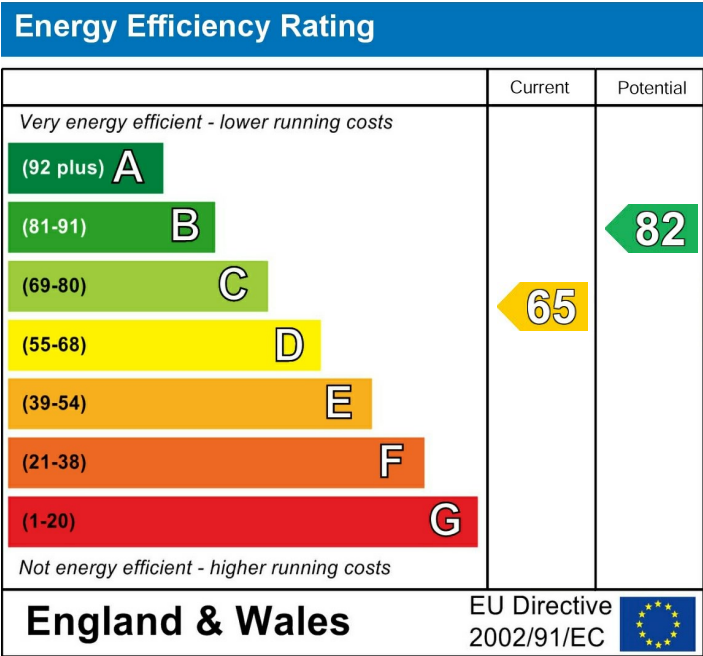
GROUND FLOOR



1ST FLOOR

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