

BETTLES, MILES & HOLLAND

Estate Agents - Valuers

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PROPERTY FOR SALE

141 LEGSBY AVENUE, GRIMSBY

PURCHASE PRICE £130,000 FREEHOLD



VIEWING

By appointment with this office

COUNCIL TAX BAND

A

PURCHASE PRICE

£130,000

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
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141 LEGSBY AVENUE, GRIMSBY

Bettles, Miles and Holland are delighted to offer for sale this spacious mid terrace property located centrally to both Grimsby Town Centre and Cleethorpes and all that they have to offer. The property is also close to the local amenities and schools in the area. The property comprises of an entrance hall, a lounge, dining room, a fitted kitchen/diner, to the first floor are three bedrooms and a modern bathroom. The property benefits from front and rear gardens, u.PVC double glazing and gas central heating. This property is offered for sale with no chain.

ENTRANCE HALL

Through a hardwood door into the hallway with solid oak flooring, stairs to the first floor accommodation and a light to the ceiling.

LOUNGE

13'8 into bay x 10'7 (4.17m into bay x 3.23m)

The lounge with a u.PVC double glazed walk-in bay window to the front, a central heating radiator, a chimney breast with a wooden mantel and tiled hearth for a log burner or open fire, laminate to the floor and a light, ceiling rose and coving to the ceiling. Open plan to the dining room

LOUNGE/DINING ROOM VIEW

DINING ROOM

12'4 x 10'11 (3.76m x 3.33m)

With a u.PVC double glazed window to the rear, a central heating radiator, laminate to the floor and a light to the ceiling.

KITCHEN/DINER

28'8 x 8'11 (8.74m x 2.72m)

A spacious open plan kitchen and dining room with u.PVC double glazed windows to the side and rear and u.PVC double glazed door leading to the garden. The kitchen with grey painted wall and base units with contrasting work surfaces and tiled reveals, a stainless steel sink unit with a chrome mixer tap. Plumbing for a washing machine and space for a cooker. A tiled floor and a light to the ceiling. The dining area has laminate to the floor, a central heating radiator and a light to the ceiling.

LANDING

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

BATHROOM

6'3 x 6'2 (1.91m x 1.88m)

The bathroom with a white suite comprising of a paneled bath with a chrome mixer tap, an electric shower over and a glass shower screen, a wall mounted sink with a chrome mixer tap and a WC with a central chrome flush. A u.PVC double glazed window to the side, fully tiled walls and floor, a central heating radiator and a light to the ceiling.

BEDROOM 1

14'0 x 11'5 (4.27m x 3.48m)

This double bedroom to the front of the property with a u.PVC double glazed window, a central heating radiator, electric in situ for a wall mounted TV and a light to the ceiling.

BEDROOM 2

12'4 x 8'6 (3.76m x 2.59m)

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

BEDROOM 3

9'6 x 9'0 (2.90m x 2.74m)

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

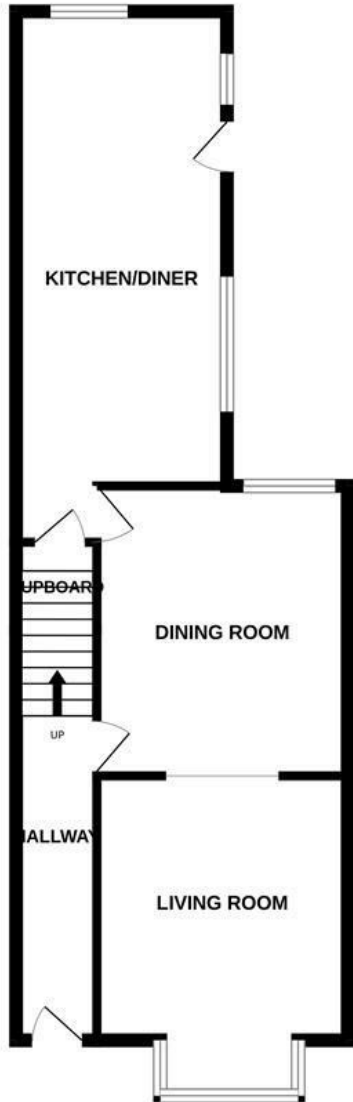
OUTSIDE

141 LEGSBY AVENUE, GRIMSBY

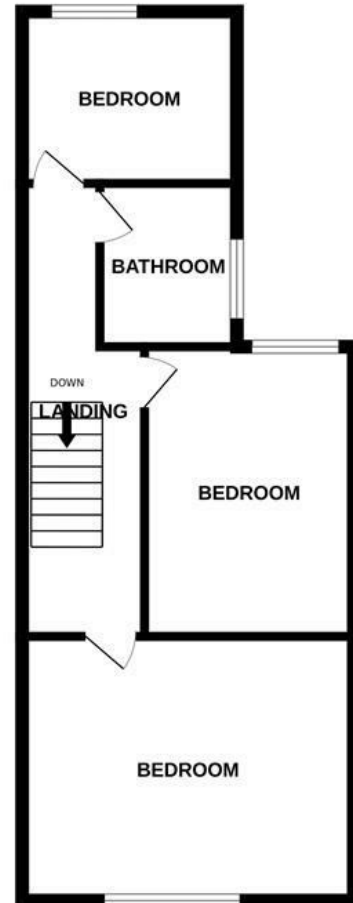
The front garden has a walled boundary with a wrought iron gate and is low maintenance.

The rear garden has a walled and fenced boundary with a wooden gate providing access to the gated passageway. The garden is mainly laid to lawn with a concrete path, a decked area and a shed.

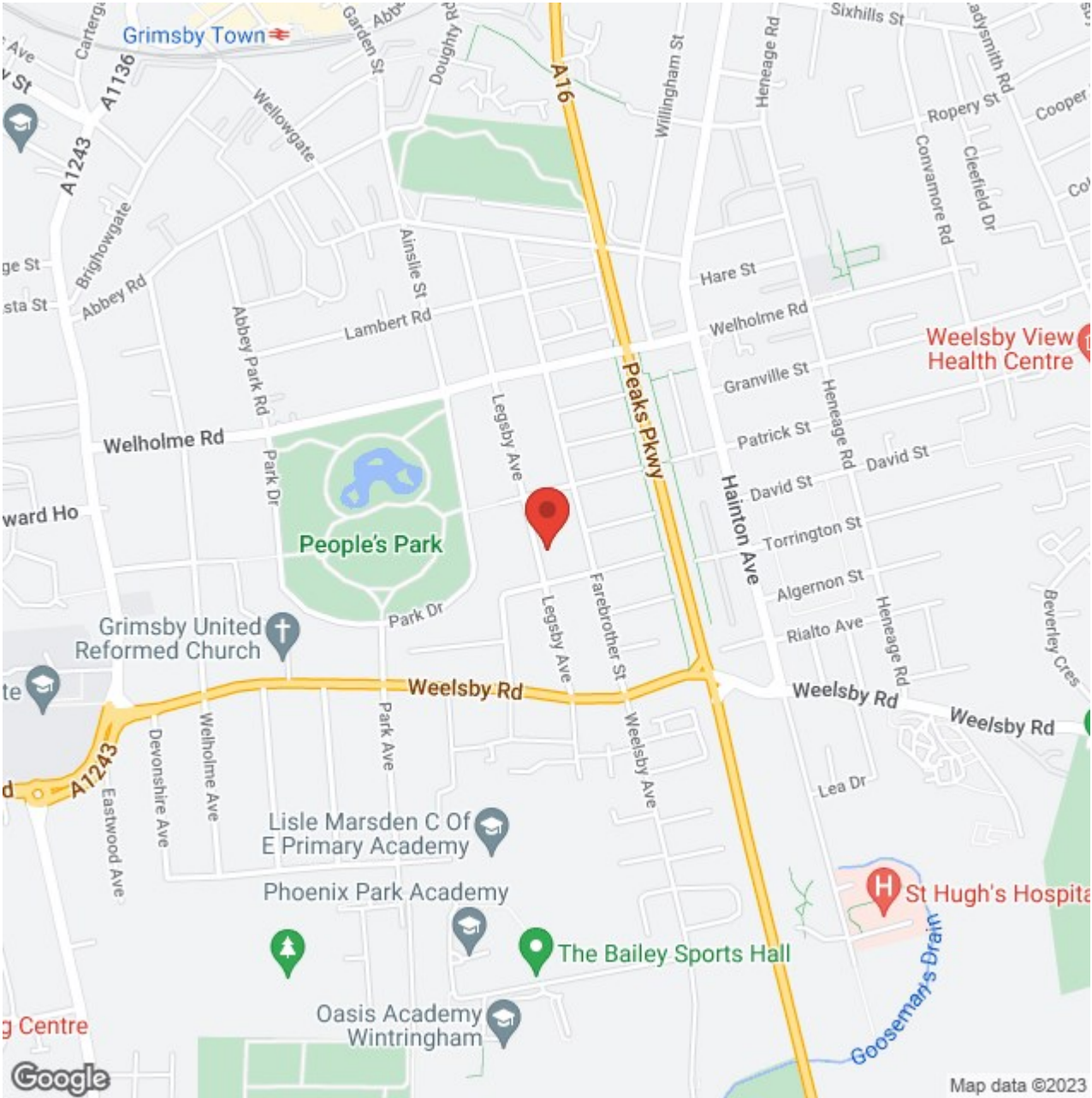
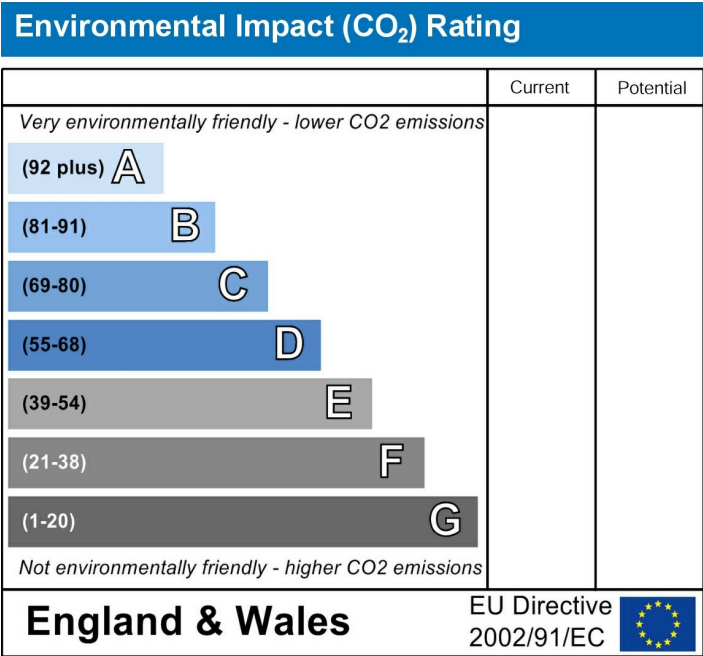
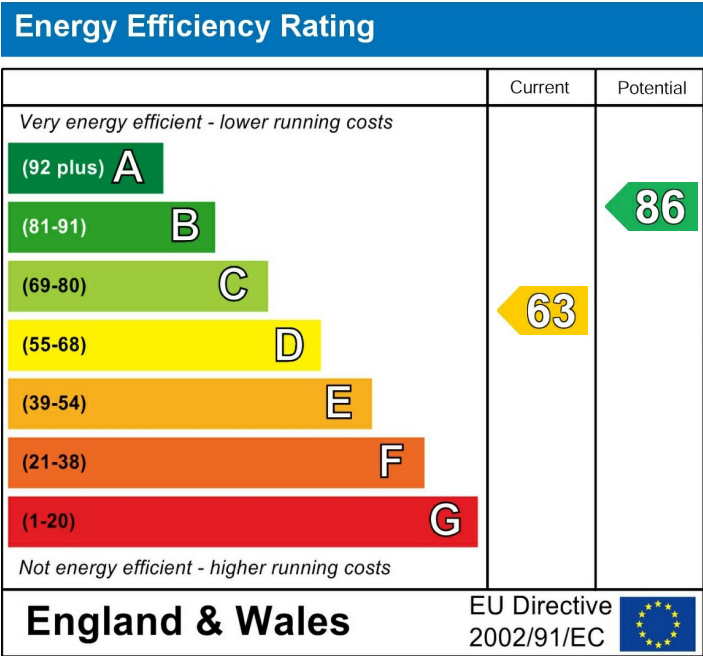
GROUND FLOOR



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 6/2023



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.

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.**

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