

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 1 LARMOUR ROAD, GRIMSBY

PURCHASE PRICE £169,950 FREEHOLD



VIEWING

By appointment with this office

COUNCIL TAX BAND

B

PURCHASE PRICE

£169,950

TENURE

We believe 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



1 LARMOUR ROAD, GRIMSBY

Bettles, Miles and Holland are delighted to offer for sale this beautifully maintained three/four bedroomed semi detached dormer bungalow. The property is close to local amenities, schools, it is on a good bus route and has good access to the A180. The property comprises of an entrance porch, hall way, a good size lounge, dining room/bedroom four, a modern bathroom with a white suite and a separate toilet, a stunning modern kitchen leading to a utility room. To the first floor are three bedrooms two of which are doubles. The property benefits from u.PVC double glazing, gas central heating and has truly lovely gardens to three sides, the property also has a detached garage. This property is sold with NO CHAIN.

PORCH

Through a u.PVC double glazed door with a side panel and then through a paneled and glazed door that leads into the hallway.

HALLWAY

A central heating radiator, a light and coving to the ceiling, dado rail and stairs to the first floor accommodation.



1 LARMOUR ROAD, GRIMSBY

LOUNGE

14'05 x 11'04 (4.39m x 3.45m)

This good size room with a u.PVC double glazed window to the side, a central heating radiator, a feature fire surround with marble effect back and hearth and a coal effect gas fire. A light, ceiling rose and coving to the ceiling.



DINING ROOM/ BEDROOM 4

10'03 x 10' (3.12m x 3.05m)

With a u.PVC double glazed window to the side, a central heating radiator and a light and coving to the ceiling.



1 LARMOUR ROAD, GRIMSBY

KITCHEN/BREAKFAST ROOM

10'06 x 14'04 (3.20m x 4.37m)

With a range of modern grey wall and base units with chrome handles with contrasting work surfaces over and a pull out breakfast bar, a grey sink and drainer with a chrome mixer tap. An integral five ring gas hob with an extractor fan over, a Flavel integrated double electric oven. A central heating radiator, laminate flooring and a light and coving to the ceiling. There is a u.PVC double glazed window to the side and a u.PVC double glazed door leading to the garden and an under stairs cupboard.



1 LARMOUR ROAD, GRIMSBY

UTILITY

4'05 x 5'06 (1.35m x 1.68m)

The kitchen leads in to the utility room with a u.PVC double glazed window to the side, laminate flooring, plumbing for a washing machine, a range of modern grey fitted units with chrome handles with contrasting work surfaces over.



BATHROOM

5'02 x 7'04 (1.57m x 2.24m)

The modern bathroom with white suite which comprises of a Whirlpool Spa bath with a chrome mixer tap and chrome shower head, pedestal wash hand basin, a separate shower enclosure with an Aqualisa shower. Fully tiled wall and floor and a light and coving to the ceiling.



1 LARMOUR ROAD, GRIMSBY

WC

2'01 x 5'03 (0.64m x 1.60m)

With a u.PVc double glazed window to the side, a white toilet, partly tiled walls and a tiled floor and a light and coving to the ceiling.

LANDING

Up the stairs where all paneled doors lead off and a light and coving to the ceiling.



1 LARMOUR ROAD, GRIMSBY

BEDROOM 1

12'08 to the wardrobes x 10'03 (3.86m to the wardrobes x 3.12m)

This light and airy bedroom with two u.PVC double glazed leaded windows to the front and side, a central heating radiator, a light and coving to the ceiling. There are also fitted wardrobes with sliding doors, to the back of the wardrobes is the door leading to the loft where the central heating boiler is located.



BEDROOM 2

7'03 x 11'05 (2.21m x 3.48m)

With a u.PVC double glazed window to the side, a central heating radiator and a light and coving to the ceiling.



1 LARMOUR ROAD, GRIMSBY

BEDROOM 3

9'00 to the wardrobes x 6'07 (2.74m to the wardrobes x 2.01m)

With a side aspect u.PVC double glazed window, a range of oak effect fitted wardrobes and a dressing table, a central heating radiator and a light and coving to the ceiling.



GARAGE

The detached brick garage with an up and over door, a u.PVC double glazed window to the side and light and power within.



1 LARMOUR ROAD, GRIMSBY

GARDENS

The beautifully maintained gardens to three sides of the property with a walled and fenced boundary with wrought iron gates, mainly laid to lawn with established plants, trees and bushes, a patio area and a driveway leading to the detached garage. These gardens are truly stunning and very well manicured by the current owner.

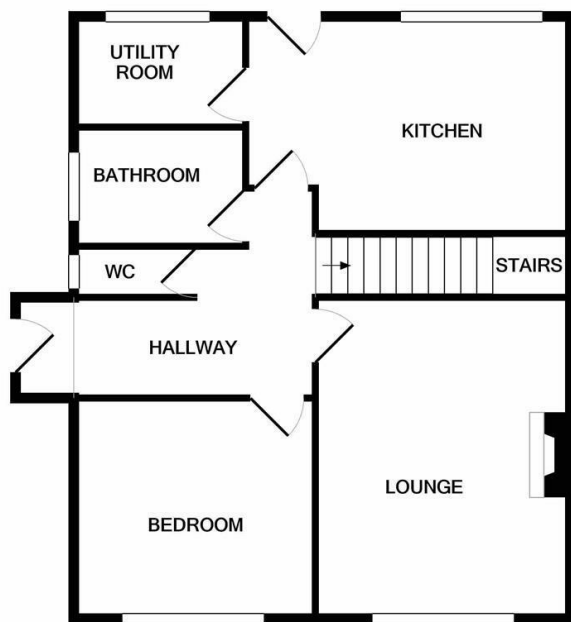


ANOTHER GARDEN VIEW

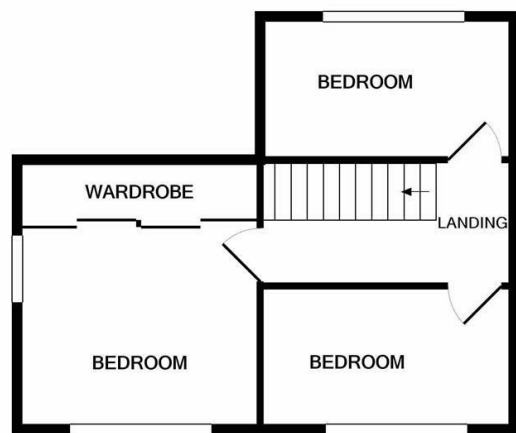


1 LARMOUR ROAD, GRIMSBY



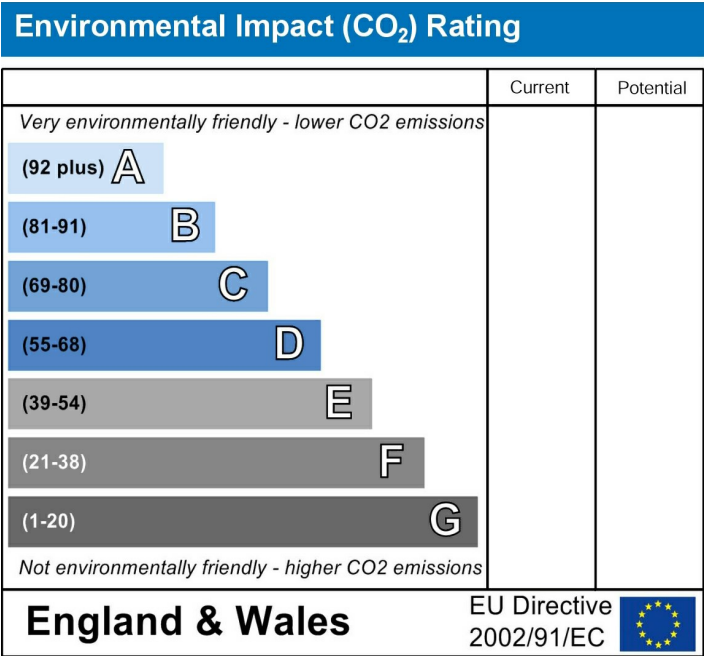
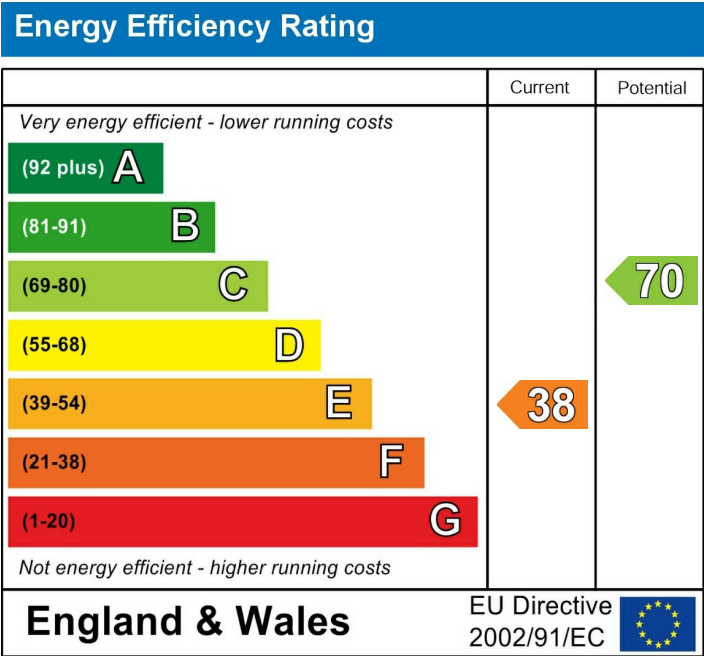


GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 ©2021



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.**

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