

BETTLES, MILES & HOLLAND

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PROPERTY FOR SALE

64 PHYLLIS AVENUE, GRIMSBY

PURCHASE PRICE £120,000 - NO CHAIN



VIEWING

By appointment with this office

COUNCIL TAX BAND

A

PURCHASE PRICE

£120,000

TENURE

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



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64 PHYLLIS AVENUE, GRIMSBY

Nestled on Phyllis Avenue in Grimsby, this charming mid-terrace house presents an excellent opportunity for those seeking a home close to local amenities, schools, and the town centre. Offered for sale with no chain, this property is ideal for first-time buyers or families looking to settle in a convenient location.

Upon entering, you are welcomed by an entrance porch that leads into a hall. The ground floor boasts two inviting reception rooms, including a comfortable lounge and a dining room, perfect for entertaining guests or enjoying family meals. The kitchen, while functional, offers potential for modernisation to suit your personal taste.

The first floor comprises three well-proportioned bedrooms, providing ample space for rest and relaxation. A shower room completes this level, catering to the needs of the household.

Outside, the property features a low-maintenance rear garden, ideal for those who prefer to spend less time on upkeep and more time enjoying their outdoor space. Additionally, off-road parking is available for two small vehicles, a valuable asset in this bustling area.

The house benefits from double glazing and electric heating, although it is worth noting that some updating may be required to bring it to its full potential. This property is a blank canvas, ready for you to make it your own.

In summary, this delightful home on Phyllis Avenue offers a fantastic opportunity to create a comfortable living space in a prime location. Don't miss your chance to view this property and envision the possibilities it holds.

ENTRANCE PORCH

Through a u.PVC double glazed door into the porch with vinyl to the floor and hardwood and glazed door into the hall.

HALL

With stairs to the first floor accommodation, an electric storage heater, vinyl to the floor and a light to the ceiling.



64 PHYLLIS AVENUE, GRIMSBY

LOUNGE

13'1 into bay x 12'0 (3.99m into bay x 3.66m)

The lounge is to the front of the property with a u.PVC double glazed walk-in bay window, an electric storage heater, a light and coving to the ceiling.



LOUNGE



DINING ROOM

11'6 x 9'6 (3.51m x 2.90m)

With a u.PVC double glazed window, an electric storage heater and a light to the ceiling.



KITCHEN

12'6 x 8'9 (3.81m x 2.67m)

The kitchen with a range of light green painted wall and base units, contrasting work surfaces incorporating a stainless steel sink unit with a chrome mixer tap. An integrated electric oven and hob with a stainless steel extractor fan above, a washing machine, a dish washer and a fridge/freezer. Two u.PVC double glazed windows, a hardwood door, an electric storage heater, an under stairs cupboard, vinyl to the floor and two lights to the ceiling.



KITCHEN



LANDING

Up the stairs to the first floor accommodation where doors to all rooms lead off. There is a built in storage cupboard, an electric storage heater, a light and loft access to the ceiling.



SHOWER ROOM

5'8 x 8'9 (1.73m x 2.67m)

The shower room comprising of a shower cubicle with a Triton electric shower, a pedestal wash hand basin with chrome taps and a toilet. A u.PVC double glazed window, fully tiled walls, vinyl to the floor and a light to the ceiling.



BEDROOM 1

14'5 x 10'7 (4.39m x 3.23m)

This double bedroom is to the front of the property with two u.PVC double glazed windows, built in wardrobes with louver doors, a tiled fire surround, a light and coving to the ceiling.



BEDROOM 2

11'6 x 9'7 (3.51m x 2.92m)

Another double bedroom with a u.PVC double glazed window, an electric storage heater, a light and coving to the ceiling. There is a built in cupboard housing the hot water cylinder.



BEDROOM 2



BEDROOM 3

7'2 x 8'9 (2.18m x 2.67m)

With a u.PVC double glazed window, an electric storage heater and a light to the ceiling.



OUTSIDE

The front garden has a walled and wrought iron boundary and is laid to concrete for ease of maintenance and parking.

The rear garden has a fenced boundary with a metal gate leading to the alley and is laid to decorative stones with a timber shed. There is a paved patio area and a power point.

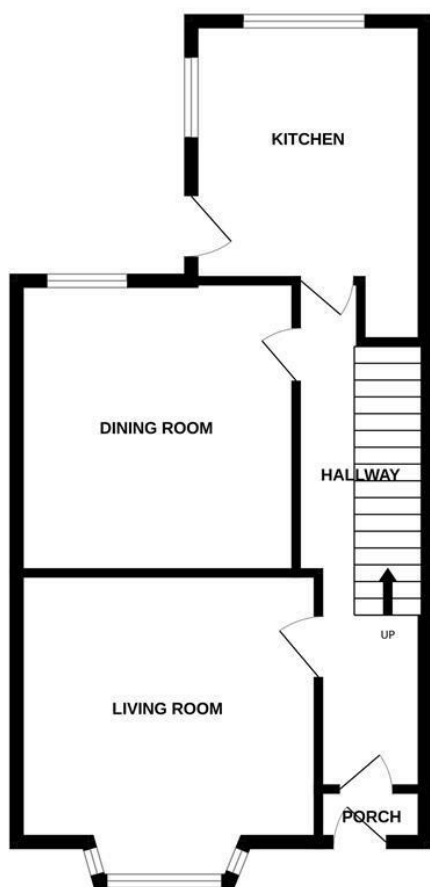


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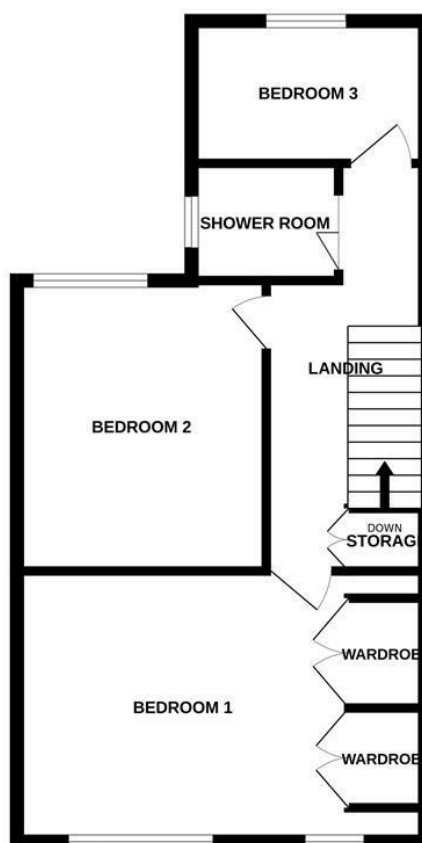
OUTSIDE



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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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive 2002/91/EC



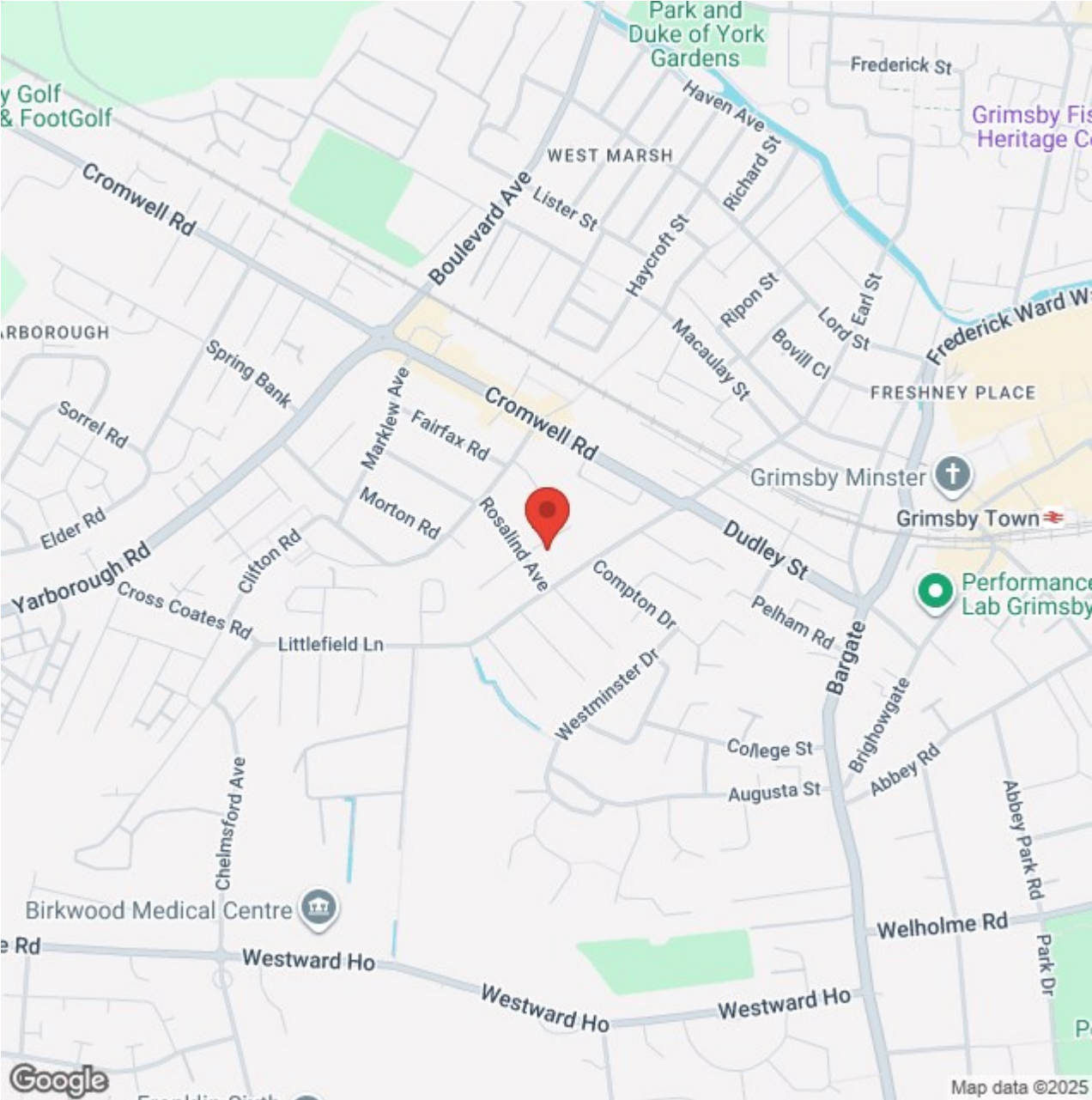
Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		

England & Wales

EU Directive 2002/91/EC





ADDITIONAL NOTES

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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.

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WE CAN OFFER INDEPENDENT MORTGAGE ADVICE

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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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*** ALL MEASUREMENTS STATED ARE APPROXIMATE.**

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