

# BETTLES, MILES & HOLLAND

## Estate Agents - Valuers

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### PROPERTY FOR SALE 31 SUTCLIFFE AVENUE, GRIMSBY

**PURCHASE PRICE £59,995 - NO CHAIN**



#### VIEWING

By appointment with this office

#### COUNCIL TAX BAND

A

#### PURCHASE PRICE

£59,995

#### TENURE

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



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## 31 SUTCLIFFE AVENUE, GRIMSBY

Nestled in Sutcliffe Avenue, Grimsby, this semi-detached house presents an excellent opportunity for those seeking a property to invest in or make their own. Offered for sale with no chain, this home is ideal for buyers looking to add their personal touch, as it is in need of updating.

Upon entering, you are welcomed by an entrance hall that leads to a convenient WC. The lounge provides a comfortable space for relaxation, while the kitchen/diner offers a practical area for family meals and entertaining. The first floor comprises three well-proportioned bedrooms, along with a bathroom, making it suitable for families or those needing extra space.

The property benefits from both front and rear gardens, providing outdoor space for gardening or leisure activities. Additionally, it features double glazing and gas central heating, ensuring warmth and comfort throughout the year.

Situated close to local amenities and schools, this home is perfectly positioned for families and professionals alike. With its potential for renovation and improvement, this property is an ideal purchase.

### **ENTRANCE HALL**

Through a u.PVC double glazed front door into the hall with stairs to the first floor accommodation, a central heating radiator, a light and coving to the ceiling.

### **LOUNGE**

14'9 into bay x 11'5 (4.50m into bay x 3.48m)

The lounge is to the front of the property with a u.PVC double glazed walk-in bay window, a central heating radiator, a light and coving to the ceiling.



### **KITCHEN**

10'2 x 6'10 (3.10m x 2.08m)

With a range of wall and base units, contrasting work surfaces incorporating a stainless steel sink unit with a chrome mixer tap. A u.PVC double glazed window and door, tiled walls and a light to the ceiling.



### **DINER**

10'2 x 11'5 (3.10m x 3.48m)

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



### **WC**

3'6 x 2'7 (1.07m x 0.79m)

With a hardwood window, a toilet, vinyl to the floor and a wall light.

### **LANDING**

Up the stairs to the first floor accommodation where doors to all rooms lead off. A u.PVC double glazed window, a gas wall heater, a light and loft access to the ceiling.

### **BATHROOM**

6'3 x 5'6 (1.91m x 1.68m)

The bathroom comprising of a panelled bath, chrome taps and an electric shower, a vanity sink with chrome taps and a toilet. A u.PVC double glazed window, tiled walls, a central heating radiator, vinyl to the floor and a light to the ceiling.

**BEDROOM 1**

13'2 x 11'5 (4.01m x 3.48m)

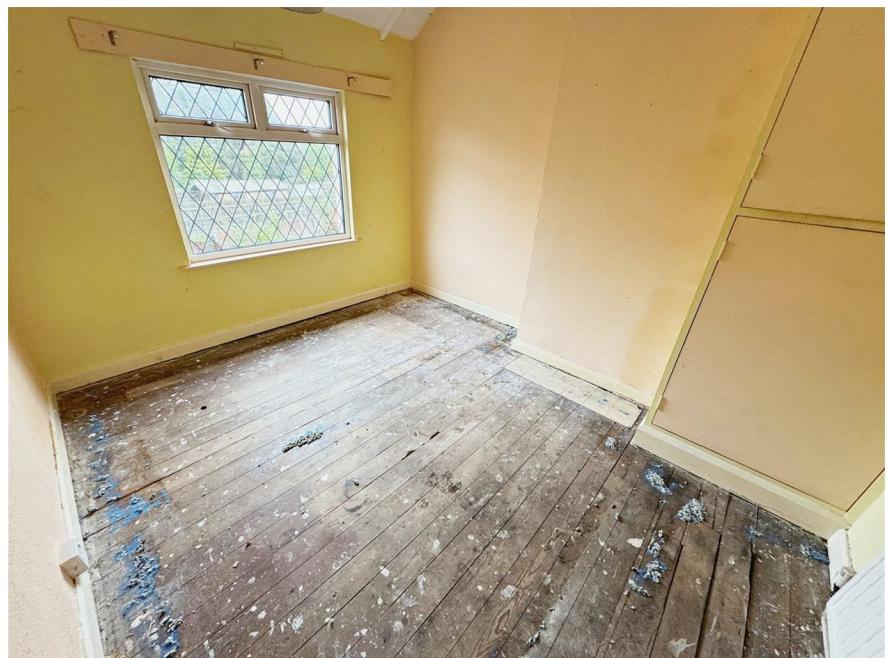
This double bedroom to the front of the property with two u.PVC double glazed windows, a central heating radiator and a light to the ceiling.



**BEDROOM 2**

11'4 x 9'4 (3.45m x 2.84m)

Another double bedroom with a u.PVC double glazed window, a central heating radiator and a light to the ceiling. A built in cupboard housing the central heating boiler.



### **BEDROOM 3**

7'8 x 7'8 (2.34m x 2.34m)

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



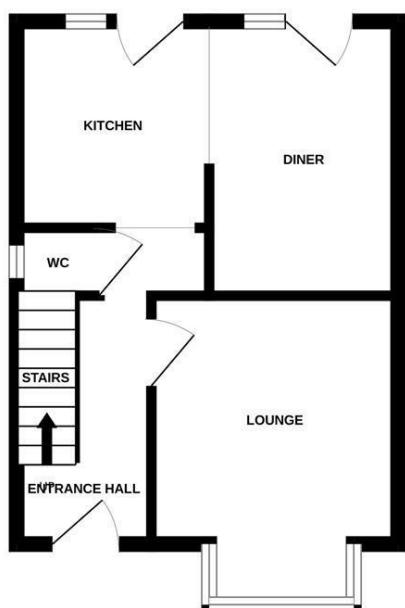
### **OUTSIDE**

The front garden has a fenced boundary with wrought iron gate and is laid to lawn and pavers.

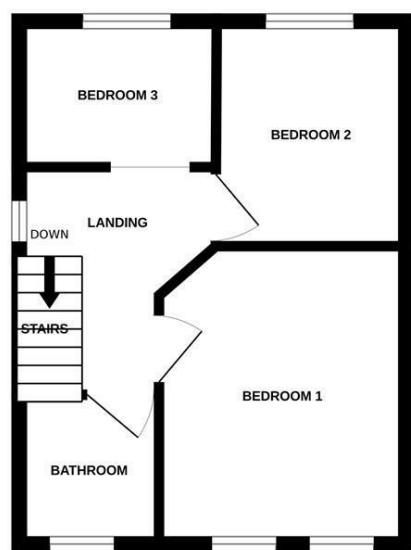
The rear garden has a fenced boundary with a wooden gate and is laid to lawn with a concrete patio area and path.



GROUND FLOOR

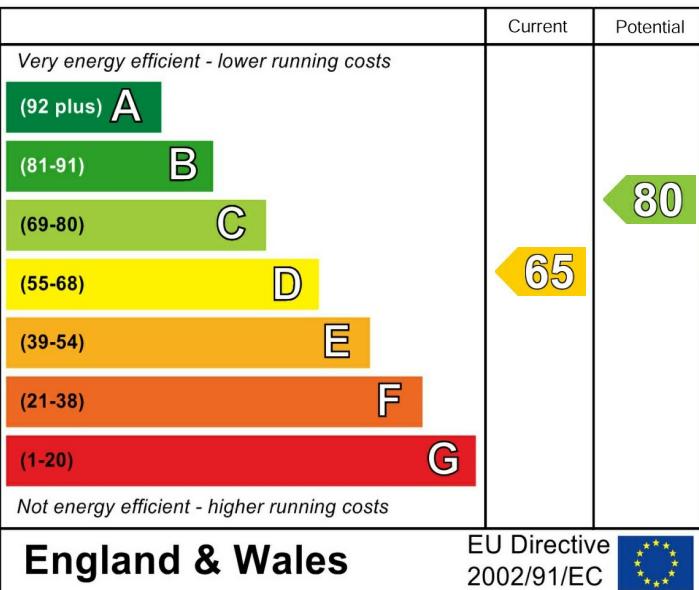


1ST FLOOR

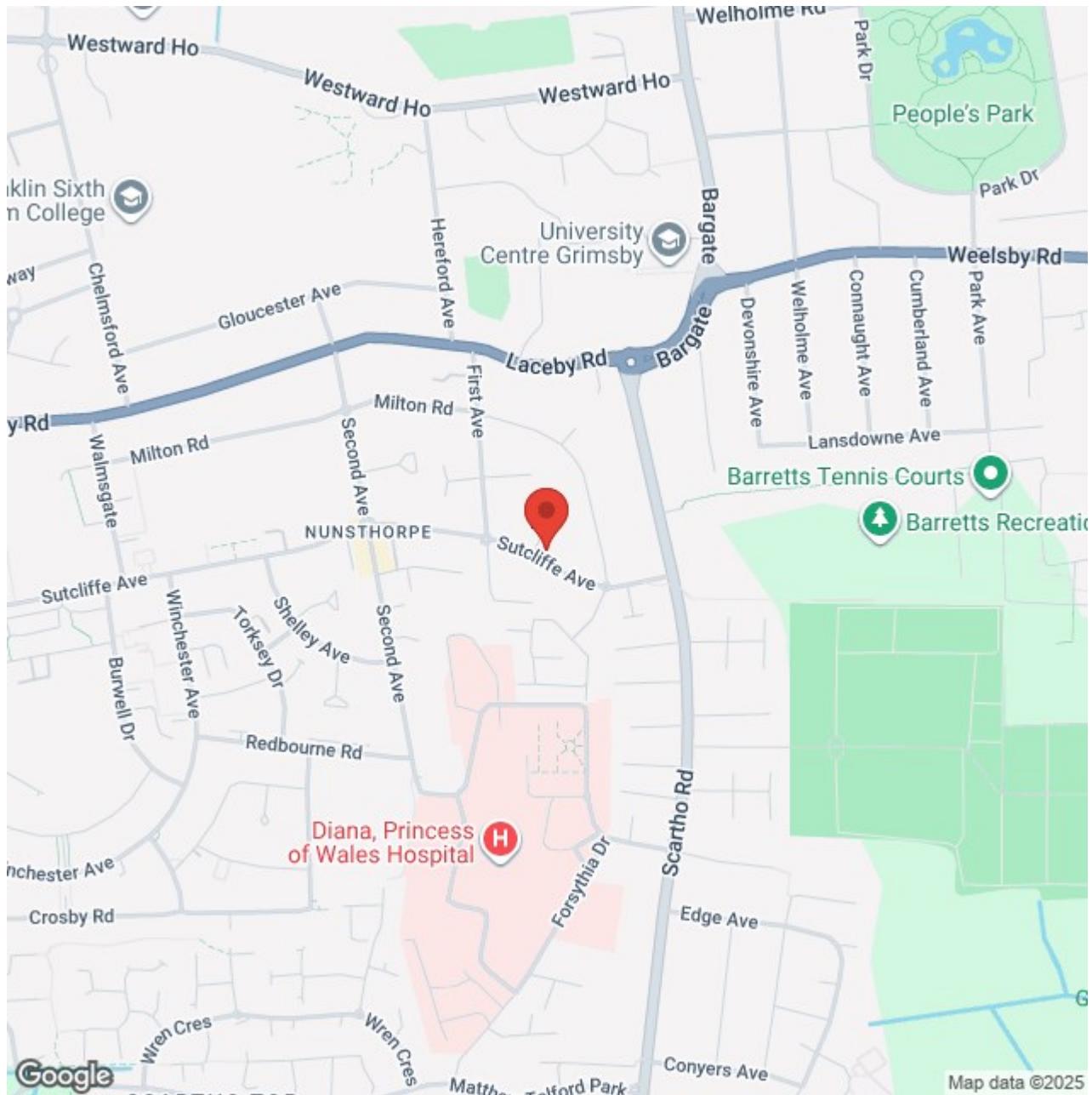
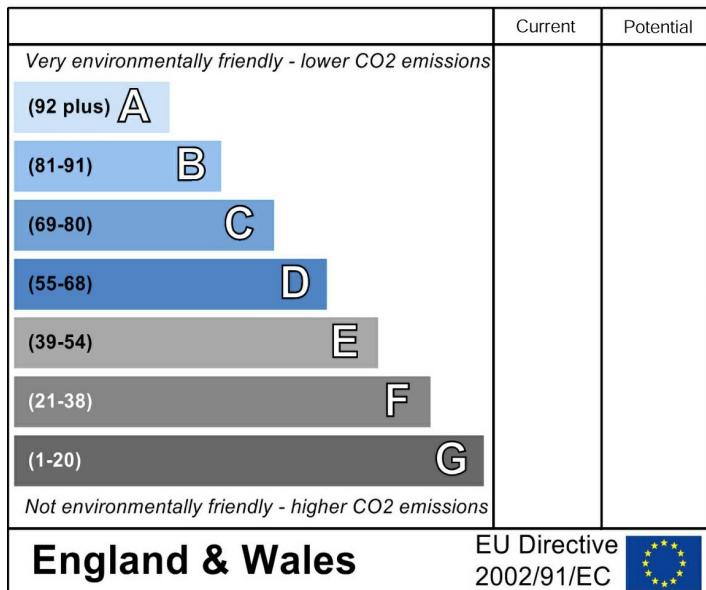


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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



## Environmental Impact (CO<sub>2</sub>) Rating



## 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 James Welham 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 James Welham directly on 07710 548 379 or [james@jdwassociates.co.uk](mailto:james@jdwassociates.co.uk).

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

*They normally charge a fee of £495 payable on production of offer.*

*(BMH may recommend the services of James Welham JDW Associates 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 James Welham.)*

**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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