

BETTLES, MILES & HOLLAND

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PROPERTY FOR SALE

14 STEPHEN CRESCENT, HUMBERSTON GRIMSBY

PURCHASE PRICE £174,950 - NO CHAIN



VIEWING

By appointment with this office

COUNCIL TAX BAND

B

PURCHASE PRICE

£174,950

TENURE

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



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14 STEPHEN CRESCENT, HUMBERSTON GRIMSBY

Nestled in the desirable area of Stephen Crescent, Humberston, this charming semi-detached dormer bungalow presents an excellent opportunity for those seeking a comfortable home in a convenient location. Offered for sale with no chain, this property is ideally situated close to local schools, making it perfect for families.

Upon entering, you are welcomed by an entrance porch that leads into a hallway. The bungalow features two reception rooms, including a delightful lounge/diner that provides a perfect space for relaxation and entertaining. The well-appointed kitchen and dining room offer ample room for culinary pursuits and family gatherings.

The property boasts two bedrooms, with a generously sized double bedroom located on the first floor, featuring dual aspect windows that fill the space with natural light. The wet room is practical and accessible, catering to the needs of modern living.

Outside, the bungalow is complemented by a fantastic size rear garden, ideal for outdoor activities or simply enjoying the fresh air. Off-road parking is available, along with a garage for additional storage. The property benefits from double glazing and gas central heating, ensuring comfort throughout the year.

While the bungalow is in need of some tender loving care, it offers a wonderful canvas for potential buyers to personalise and make their own. This property is a rare find in a sought-after location, and it presents an exciting opportunity to create a lovely home. Do not miss the chance to view this delightful bungalow and envision the possibilities it holds.

ENTRANCE PORCH

Through a u.PVC double glazed door into the porch with a u.PVC double glazed window, a tiled floor and a light.

HALL

Through a u.PVC double glazed door into the hall where doors to all rooms lead off, a built in cupboard, a central heating radiator and a light to the ceiling.

LOUNGE/DINER



LOUNGE AREA

13'5 x 10'11 (4.09m x 3.33m)

The lounge is to the front of the property with a u.PVC double glazed window, a wooden fire surround with a marble effect back and hearth, a central heating radiator and a light to the ceiling.



DINING AREA

9'6 x 10'0 (2.90m x 3.05m)

The dining area with a u.PVC double glazed window, a central heating radiator, stairs to the first floor accommodation, an under stairs cupboard and a light to the ceiling.



KITCHEN/DINER



KITCHEN

9'5 x 9'4 (2.87m x 2.84m)

With a range of wall and base units, contrasting work surfaces incorporating a stainless steel sink unit with a chrome mixer tap. A gas cooker with a stainless steel extractor fan above, space for a fridge/freezer and a wall mounted central heating boiler. A u.PVC double glazed window and door, vinyl to the floor and a light to the ceiling.



KITCHEN



REAR PORCH

With a u.PVC double glazed door, a u.PVC double glazed windows, a tiled floor and door to the kitchen.

DINING ROOM

11'5 x 6'7 (3.48m x 2.01m)

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



WETROOM

The wet room with an AKW electric shower, a pedestal was hand basin with a chrome mixer tap and a toilet. A u.PVC double glazed window, fully tiled walls, a chrome ladder style radiator, vinyl floor, a built in cupboard and a light to the ceiling.



BEDROOM 1

13'0 into bay x 11'5 (3.96m into bay x 3.48m)
Bedroom 1 is to the front of the property with a u.PVC double glazed walk-in bay window, two central heating radiators, a light to the ceiling.



LANDING

Up the stairs to the first floor accommodation with door to bedroom 2.

BEDROOM 2

15'0 decreasing to 13'4 x 13'9 (4.57m decreasing to 4.06m x 4.19m)

Another double bedroom with dual aspect u.PVC double glazed windows, two central heating radiators, access to the loft and a light to the ceiling.



BEDROOM 2



GARAGE

The detached garage with an up and over door, there is light and power within.



OUTSIDE

The property boasts a well-maintained front garden, enclosed by a fenced boundary and wrought iron gates. Thoughtfully landscaped with decorative stones and mature, established borders, the area offers low-maintenance charm and a welcoming approach. A concrete driveway provides off-street parking and leads to a detached garage, ideal for storage.

To the rear, the home enjoys a generously sized garden, thoughtfully divided into three distinct sections to suit a variety of lifestyles. The first section features a lush lawn surrounded by well-stocked borders, providing a tranquil, green space perfect for families or garden enthusiasts. The second area is paved to create an ideal seating or entertaining space, perfect for summer barbecues or quiet evenings outdoors. The third section offers excellent potential for a vegetable patch or additional planting space, ideal for those looking to grow their own produce. Additional features include two greenhouses and two practical garden sheds, catering to all your gardening and storage needs.

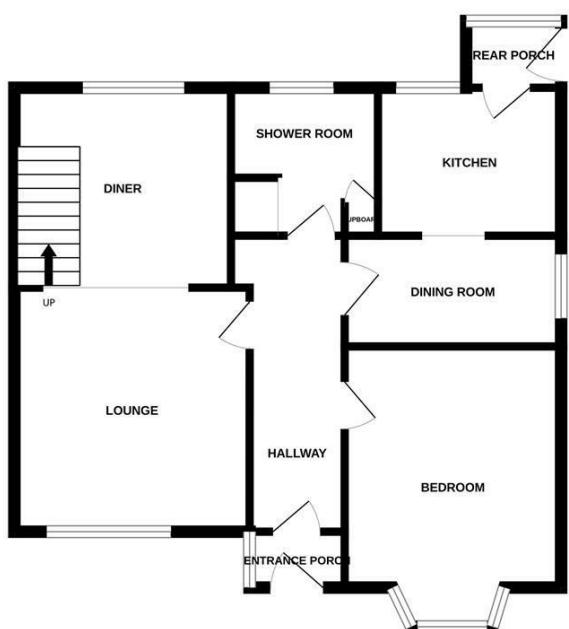


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OUTSIDE



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 condition or working order 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	66	73
(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 CO ₂ 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 CO ₂ 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

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.

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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.

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*** ALL MEASUREMENTS STATED ARE APPROXIMATE.**

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