

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

2 RECTO AVENUE, GRIMSBY

PURCHASE PRICE £169,950 - NO CHAIN



VIEWING

By appointment with this office

COUNCIL TAX BAND

B

PURCHASE PRICE

£169,950

TENURE

We understand 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



2 RECTO AVENUE, GRIMSBY

Nestled on Recto Avenue in Grimsby, this charming semi-detached house presents an excellent opportunity for those seeking a spacious family home. Offered for sale with no chain, this property boasts a prime location, conveniently situated near local amenities and schools, and is centrally located between Grimsby town centre and the picturesque Cleethorpes seafront.

The house features two inviting reception rooms, perfect for entertaining guests or enjoying family time. The well-proportioned kitchen/breakfast room provides a delightful space for casual dining. With two generous double bedrooms and a single bedroom, there is ample room for family members or guests. The property also includes a shower room, catering to the needs of modern living.

Outside, the property is complemented by small front and side gardens, as well as a rear garden that offers a private outdoor space for relaxation or gardening. A detached garage and driveway provide parking, adding to the convenience of this lovely home.

While the property is in need of some updating, it presents a wonderful opportunity for buyers to personalise and create their ideal living space. This semi-detached house is a fantastic choice for families or individuals looking to settle in a vibrant community. Don't miss the chance to make this house your home.

ENTRANCE HALL

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



2 RECTO AVENUE, GRIMSBY

LOUNGE

18'3 x 11'4 (5.56m x 3.45m)

The lounge is to the front of the property with a u.PVC double glazed walk-in bay window, a wooden fire surround with a marble effect back and hearth and an electric fire. A central heating radiator, a light and coving to the ceiling.



SECOND RECEPTION ROOM

16'8 x 11'0 (5.08m x 3.35m)

With a u.PVC double glazed walk-in bay window to the front, wood panelling to to the fireplace wall with stained glass windows either side, a wooden mantle, an exposed brick back and a gas fire. A central heating radiator and there is a light to the ceiling.



KITCHEN/BREAKFAST ROOM

18'10 max x 13'9 (5.74m max x 4.19m)

With a range of wall and base units, contrasting work surfaces, a white sink unit with a chrome mixer tap. A housed electric oven, an electric hob with a stainless steel splash back and a stainless steel extractor fan above. A u.PVC double glazed window and door, two storage cupboards, vinyl to the floor, a central heating radiator, two lights to the ceiling.



KITCHEN/BREAKFAST ROOM



LANDING

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

SHOWER ROOM

10'8 x 6'2 decreasing to 2'6 (3.25m x 1.88m decreasing to 0.76m)

With a shower enclosure, a Triton electric shower, a chrome riser and a chrome head, a pedestal wash hand basin with chrome taps and a toilet. Two u.PVC double glazed window, tiled walls, a chrome ladder style radiator, vinyl to the floor and a light to the ceiling.



BEDROOM 1

14'9 x 10'2 (4.50m x 3.10m)

This double bedroom to the front of the property with a u.PVC double glazed window, a range of fitted wardrobes, a central heating radiator, two lights and coving to the ceiling.



BEDROOM 1



BEDROOM 2

10'11 x 11'1 (3.33m x 3.38m)

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



2 RECTO AVENUE, GRIMSBY

BEDROOM 3

11'3 x 6'11 (3.43m x 2.11m)

This single bedroom with a u.PVC double glazed window, a built cupboard housing the central heating radiator and there is a light to the ceiling.



OUTSIDE

The front and side of the property has a walled boundary and is laid to lawn with established borders. There is a wrought iron gate and a path that leads to the door and a wooden gate into the back garden.

The back garden has a fenced boundary and is laid to lawn with established borders and a concrete path. The drive is accessed off Rialto avenue and is through double wooden gates.



2 RECTO AVENUE, GRIMSBY

OUTSIDE

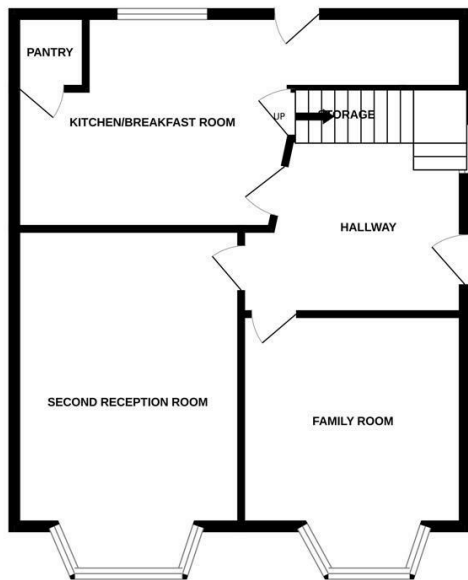


GARAGE

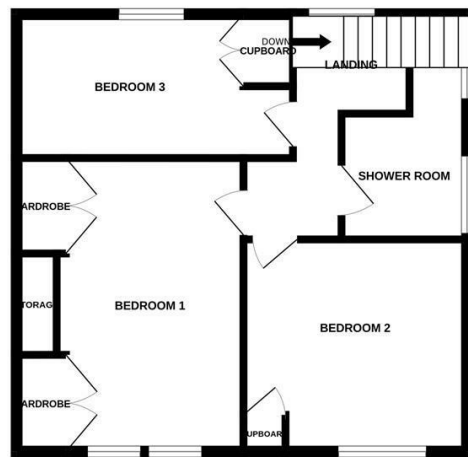
The garage with an up and over door, a wooden curtesy door and windows to either side and there is light and power within.



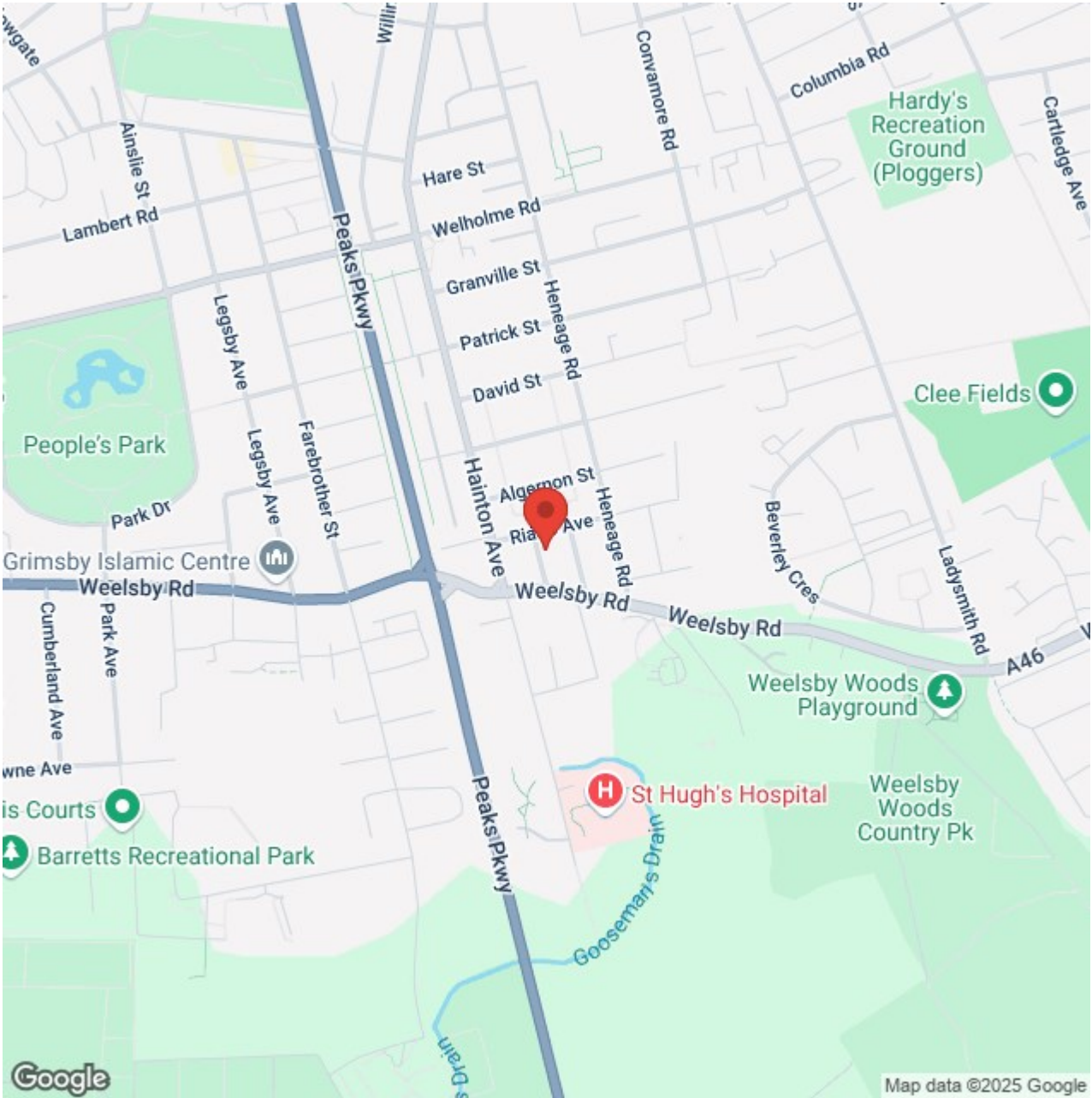
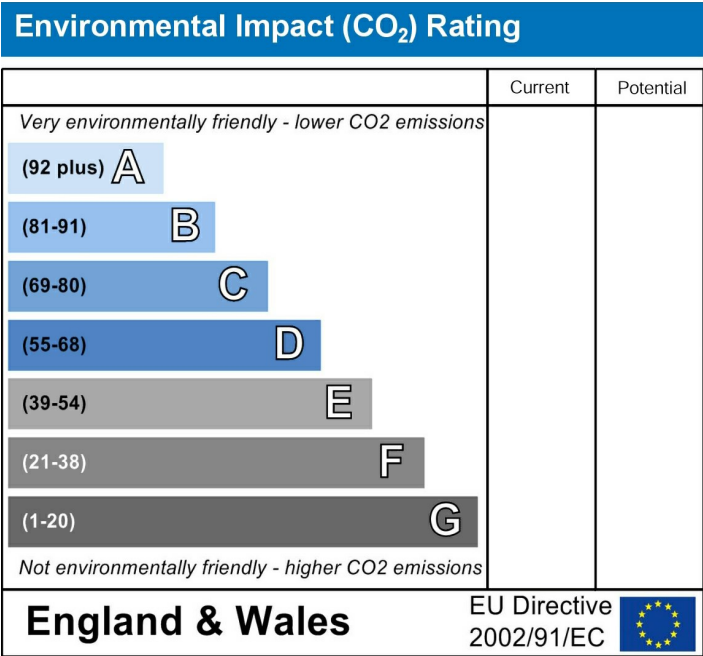
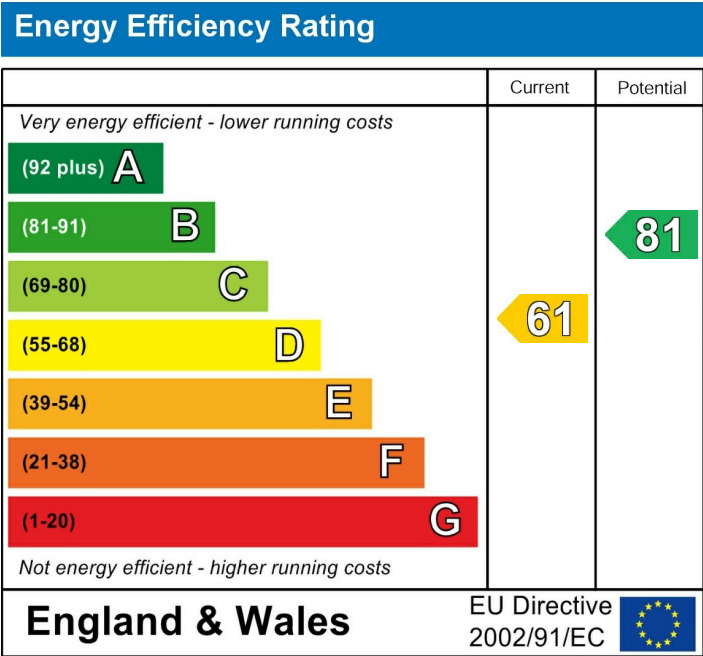
GROUND FLOOR



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 ©2025



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.

Bettles, Miles and Holland Estate Agents is an introducer to JDW Associates, which is an appointed representative of Lakeside Wealth Management Limited, which is authorised and regulated by the Financial Conduct Authority 458204.

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.**

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