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PROPERTY FOR SALE
STANMORE, 162 LEGSBY AVENUE, GRIMSBY

PURCHASE PRICE £160,000 - FREEHOLD

VIEWING	By appointment with this office
COUNCIL TAX BAND	A
PURCHASE PRICE	£160,000
TENURE	We understand the property to be Freehold and this is to be confirmed by the solicitors

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162 LEGSBY AVENUE, GRIMSBY

Nestled on Legsby Avenue in the charming town of Grimsby, this stunning end terrace house is a true gem, beautifully presented and brimming with character. As you step through the entrance hall, you are greeted by the original Livingstone tiled floor, setting the tone for the elegance that flows throughout the home.

The ground floor boasts three spacious reception rooms, including a welcoming lounge, a versatile study or additional reception room, and a delightful sitting room, perfect for relaxation or entertaining guests. The heart of the home is the well-appointed kitchen/diner, which features a utility room and a convenient WC. A sun room extends the living space, allowing for an abundance of natural light and a lovely view of the meticulously maintained gardens.

Ascending to the first floor, you will find a thoughtfully designed one-bedroom flat, complete with a lounge/diner and a kitchenette, offering potential for rental income or guest accommodation. Additionally, the first floor hosts a master bedroom with an ensuite, a further double bedroom, and a family bathroom, ensuring ample space for family living.

This property is equipped with modern conveniences, including UPVC double glazing, gas central heating, and solar panels, enhancing both comfort and energy efficiency. The exterior features a detached garage and beautifully maintained front, side, and rear gardens, providing a tranquil outdoor space.

Notably, the upstairs layout is conducive to conversion into two flats, presenting an exciting opportunity for investors or those seeking additional living space. This remarkable property truly must be viewed to be appreciated, offering a blend of traditional charm and modern functionality in a desirable location.

162 LEGSBY AVENUE, GRIMSBY

AUCTION NOTES

Auctioneers Additional Comments
Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction.
In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere.
Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

The advertised price is commonly referred to as a ‘Starting Bid’ or ‘Guide Price’ and is accompanied by a ‘Reserve Price’. The ‘Reserve Price’ is confidential to the seller and the auctioneer and will typically be within a range above or below 10% of the ‘Guide Price’ / ‘Starting Bid’.
These prices are subject to change.

An auction can be closed at any time with the auctioneer permitting for the property (the lot) to be sold prior to the end of the auction.

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers’ obligations and sellers’ commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

Auctioneers Additional Comments
In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee up to 6% inc VAT (subject to a minimum which could be up to £7,200 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.

Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.

ENTRANCE PORCH

Through u.PVC double glazed French doors into the porch with tiled walls and floor, the bottom half of the tiling to the walls is original and the floor tiles are the original Livingstone tiles.

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HALL

Through the original hardwood and stained glass door into the hall with stairs to the first floor accommodation, a central heating radiator, original Livingstone tiled floor. There is an under stairs cupboard, a u.PVC double glazed door to the side entrance and a two lights to the ceiling.

HALL

SIDE PORCH

The side porch with a u.PVC double glazed door, a tiled floor and a u.PVC double glazed door into the hall.

162 LEGSBY AVENUE, GRIMSBY

LOUNGE

15'10 x 12'11 (4.83m x 3.94m)

The lounge is to the front of the property with a u.PVC double glazed walk-in bay window, a multi fuel burner with a tiled hearth and a wooden mantle. A central heating radiator, laminate to the floor, a light and coving to the ceiling.

LOUNGE

162 LEGSBY AVENUE, GRIMSBY

LOUNGE

STUDY

14'3 x 12'11 (4.34m x 3.94m)

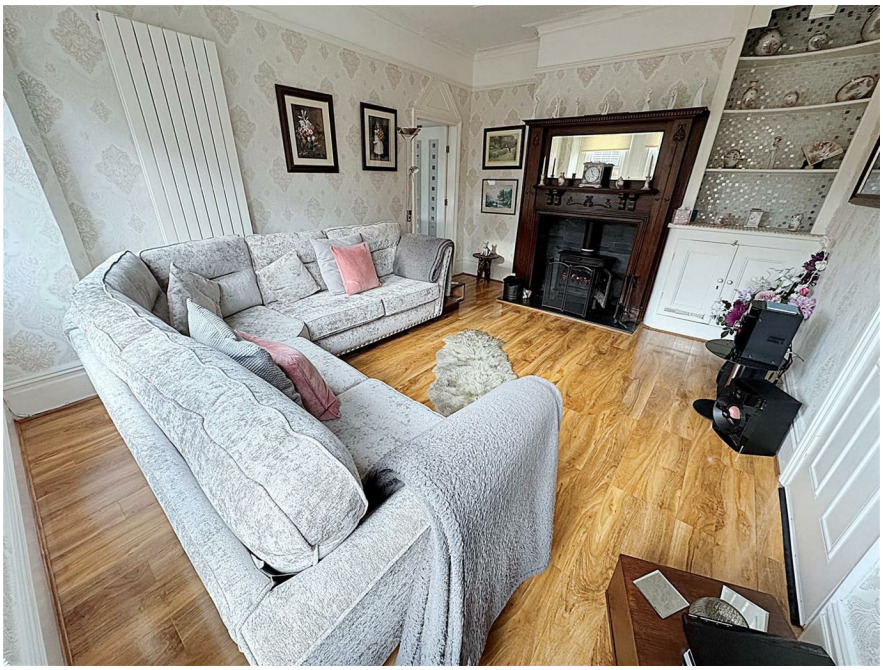
With a u.PVC double glazed walk-in bay window, a central heating radiator, laminate to the floor, a light and coving to the ceiling.

STUDY

SITTING ROOM

1'0 x 11'8 (0.30m x 3.56m)

With three u.PVC double glazed windows, a beautiful wooden fire surround with a multi fuel burner, a tiled back and a marble hearth. A built in cupboard, a vertical central heating radiator, laminate to the floor, a light and coving to the ceiling.



SITTING ROOM

KITCHEN/DINER

14'0 x 13'0 (4.27m x 3.96m)

With a range of pale grey units and a working island, contrasting work surfaces and tiled reveals. A stainless steel sink unit with a chrome mixer tap, an induction hob with a stainless steel extractor above, a housed electric oven and microwave. The central heating boiler is housed within a cupboard and there is space for a fridge/freezer. A central heating radiator, a u.PVC double glazed window and u.PVC double glazed French doors, a tiled floor and two lights to the ceiling.

KITCHEN/DINER

UTILITY/WC

4'7 x 4'5 (1.40m x 1.35m)

The utility/WC with a cabinetised toilet and sink with chrome fittings, fully tiled walls and floor and a light to the ceiling.

SUN ROOM

13'4 x 4'6 (4.06m x 1.37m)

The sun room with u.PVC double glazed windows to three sides, u.PVC double glazed sliding patio door, a tiled floor and a wall light.

LANDING

Up the return staircase to the first floor accommodation where doors to all rooms lead off. There is laminate to the floor, two lights and coving to the ceiling.

FLAT

Up the return stairs to the front of the property is the flat comprising of:-

LOUNGE/DINER

13'1 x 12'10 (3.99m x 3.91m)

With two u.PVC double glazed windows, a feature cast iron fire place and grate with tiled sides and hearth. A central heating radiator, laminate to the floor, a light and coving to the ceiling.

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LOUNGE/DINER

KITCHENETTE

8'7 x 3'8 (2.62m x 1.12m)

With a range of cream wall and base units, contrasting work surfaces incorporating a stainless steel sink unit with a chrome mixer tap and tiled splash backs. An integrated electric oven and hob with a stainless steel extractor fan over and a hot water boiler. A u.PVC double glazed window, a central heating radiator, laminate to the floor and a light to the ceiling.

BEDROOM

12'10 x 11'5 (3.91m x 3.48m)

This double bedroom with a u.PVC double glazed window, a feature cast iron fireplace with a tiled hearth. A shower enclosure with an electric shower. A central heating radiator, solid oak wood floor and a light to the ceiling.

BEDROOM

LANDING

Back down the return stairs to the rear of the property is the master bedroom.

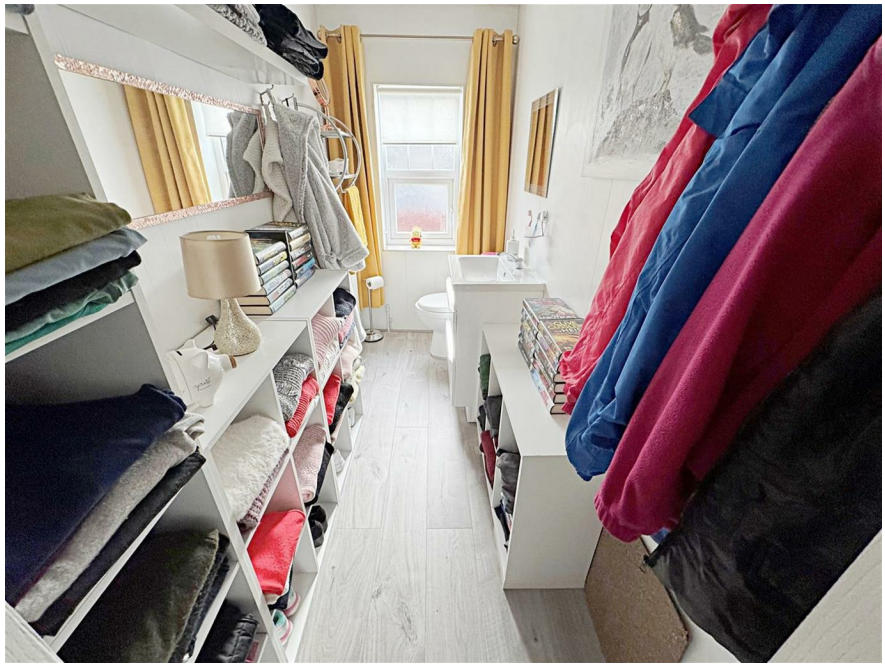
MASTER BEDROOM

12'8 x 12'5 (3.86m x 3.78m)

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

MASTER BEDROOM

ENSUITE
9'10 x 3'10 (3.00m x 1.17m)
With a cabinetised sink with a chrome mixer tap and a toilet. A u.PVC double glazed window, mermaid boarding to the walls, a central heating radiator, laminate to the floor, a light and loft access to the ceiling.



BATHROOM
9'10 5'6 (3.00m 1.68m)
The spacious bathroom comprises of large walk-in shower enclosure with a plumbed shower, a toilet, a cabinetised sink with a chrome mixer tap. A u.PVC double glazed window, tiled walls, a central heating radiator, vinyl to the floor and a light to the ceiling.

BEDROOM 2
8'8 x 9'11 (2.64m x 3.02m)
Another double bedroom with a u.PVC double glazed window, a central heating radiator, laminate to the floor, a light and coving to the ceiling.

GARAGE
15'1 x 10'7 (4.60m x 3.23m)
The detached brick built garage with wooden double doors and two windows to the side. The garage is accessed from St Augustines Avenue through secure double gates.

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OUTSIDE

The beautifully maintained gardens to the front and side of the property are enclosed by a combination of walls, hedging, and fencing, with a wrought-iron gate leading to the front door and a wooden gate providing access to the side entrance. The gardens are laid with artificial grass and feature a variety of established plants and shrubs, creating a colourful and tranquil setting, complemented by decorative stone and paved pathways that wrap around the property.

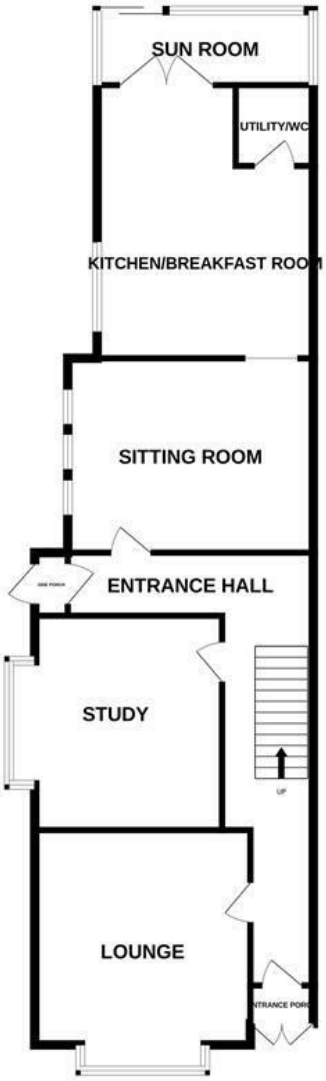
OUTSIDE

162 LEGSBY AVENUE, GRIMSBY

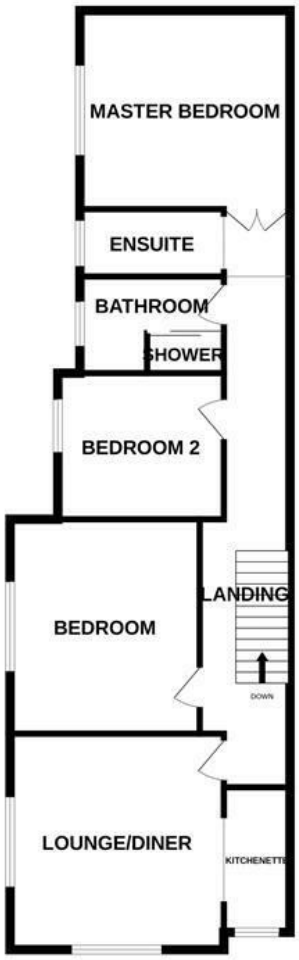
OUTSIDE

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

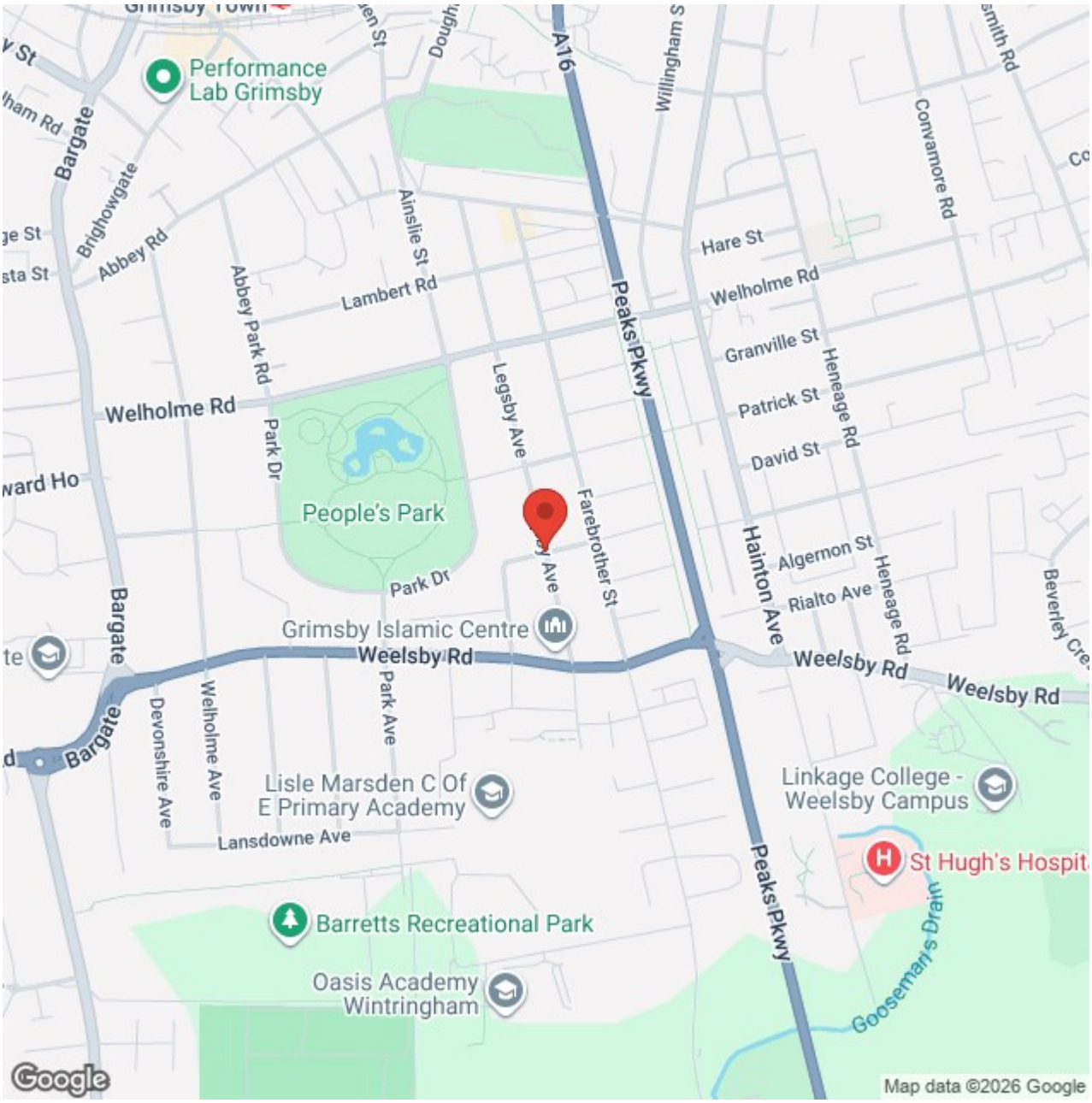
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	79	87
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO_2) 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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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