

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

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



Find us on Facebook
BMH Estate Agents & Property Management Limited
Registered in England No. 4782567



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.

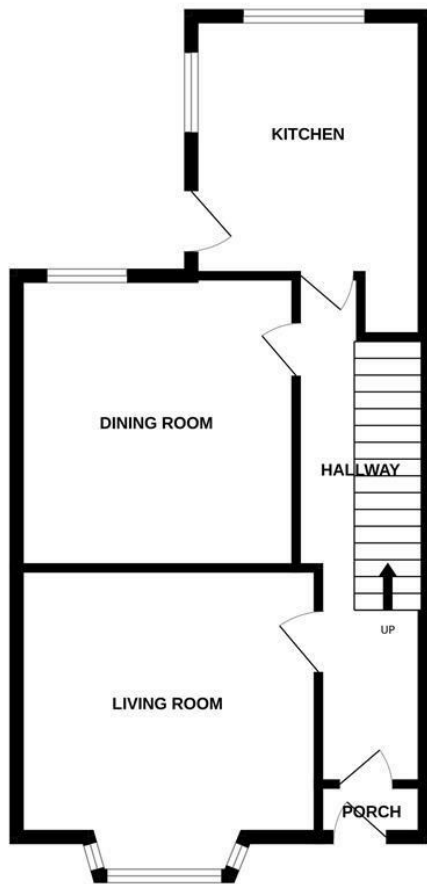


64 PHYLLIS AVENUE, GRIMSBY

OUTSIDE



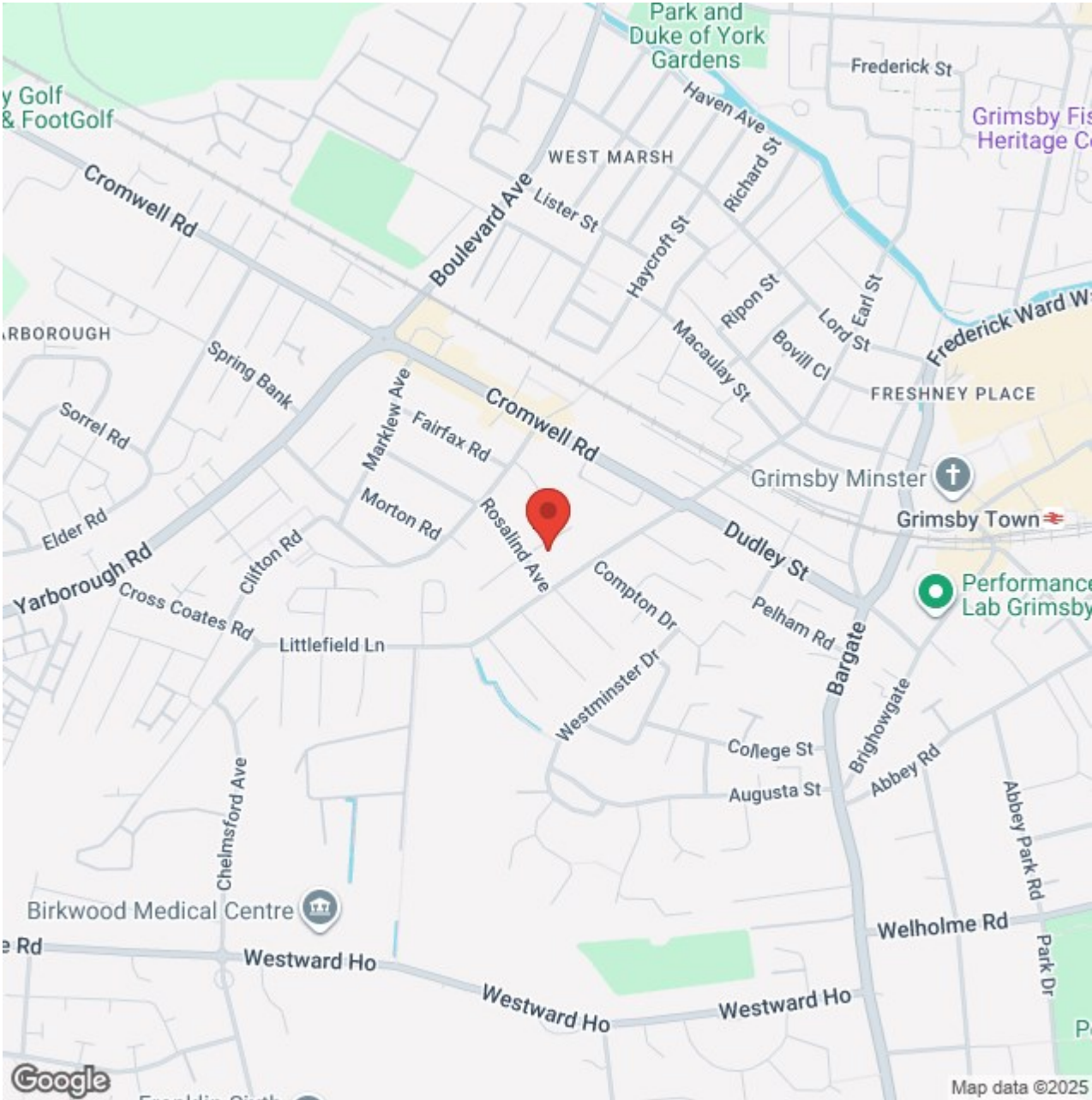
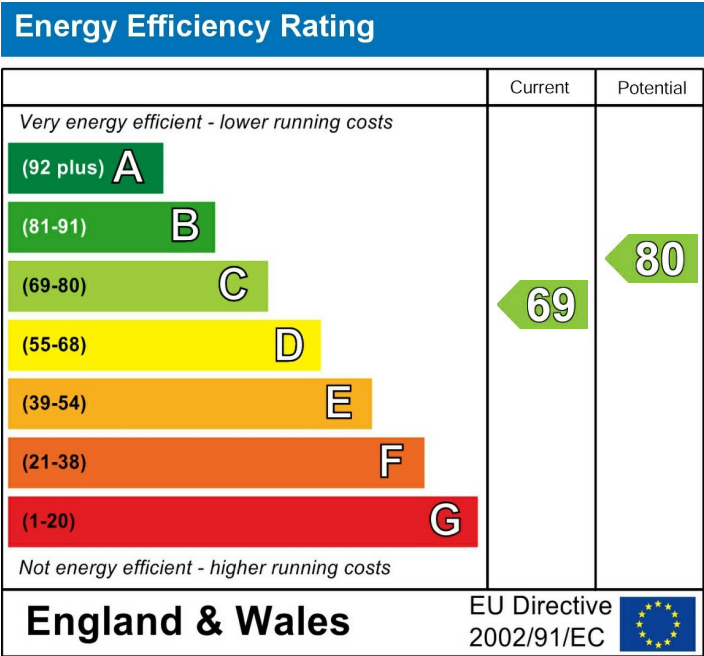
GROUND FLOOR



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.
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