

# BETTLES, MILES & HOLLAND

## Estate Agents - Valuers

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### PROPERTY FOR SALE

### 8 ST. PETERS CRESCENT, HUMBERSTON GRIMSBY

**PURCHASE PRICE £185,000 FREEHOLD**



#### VIEWING

By appointment with this office

#### COUNCIL TAX BAND

B

#### PURCHASE PRICE

£185,000

#### TENURE

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



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## 8 ST. PETERS CRESCENT, HUMBERSTON GRIMSBY

Nestled in the charming St. Peters Crescent in Humberston, Grimsby, this well-presented semi-detached bungalow offers a delightful opportunity for those seeking a comfortable and convenient home. With no chain involved, this property is ready for you to move in and make it your own.

The bungalow features a welcoming entrance hall that leads into a spacious lounge, perfect for relaxation and entertaining. The modern kitchen is well-equipped, making meal preparation a pleasure. This home boasts three bedrooms, including two double rooms and a single bedroom, providing ample space for family or guests. The bathroom is conveniently located, ensuring ease of access for all.

The property benefits from U.P.V.C double glazing and gas central heating, ensuring warmth and comfort throughout the year. Outside, you will find a detached garage, offering additional storage or parking options, along with off-road parking for two vehicles, a valuable asset in this desirable area.

The rear garden provides a lovely outdoor space, ideal for enjoying the fresh air or hosting gatherings. Located close to local amenities and the beautiful sea front, this bungalow is perfectly positioned for those who appreciate both convenience and leisure.

This semi-detached bungalow is an excellent choice for families, retirees, or anyone looking for a peaceful retreat by the coast. Don't miss the chance to view this delightful property and envision your new life in Humberston.

### **ENTRANCE PORCH**

Through a u.PVC double glazed door with a side panel, vinyl to the floor and door to the hall.

### **HALL**

Through a u.PVC double glazed centralised door into the hall where doors to all rooms lead off. There is a central heating radiator, vinyl to the floor, a light and coving to the ceiling.





## 8 ST. PETERS CRESCENT, HUMBERSTON GRIMSBY

### LOUNGE

14'0 x 10'11 (4.27m x 3.33m)

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



### LOUNGE



## 8 ST. PETERS CRESCENT, HUMBERSTON GRIMSBY

### KITCHEN

10'5 x 10'10 (3.18m x 3.30m)

The kitchen with a range of cream wall and base units, contrasting work surfaces and tiled splash backs, a stainless steel sink unit with chrome taps. An integral electric oven, a gas hob and a stainless steel extractor fan. There is space for a fridge/freezer and plumbing for a washing machine. A u.PVC double glazed window and door, a built in cupboard, a central heating radiator, vinyl to the floor and a light to the ceiling.



### KITCHEN





## 8 ST. PETERS CRESCENT, HUMBERSTON GRIMSBY

### **BATHROOM**

7'2 x 5'10 (2.18m x 1.78m)

The bathroom with a walk-in shower with a Triton electric shower, a white pedestal wash hand basin 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**

12'5 into bay x 10'11 (3.78m into bay x 3.33m)

This double bedroom 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.



## 8 ST. PETERS CRESCENT, HUMBERSTON GRIMSBY

### **BEDROOM 1**



### **BEDROOM 2**

10'11 x 9'5 (3.33m x 2.87m)

Another double bedroom to the back of the property with a u.PVC double glazed patio door, a central heating radiator, a light and coving to the ceiling. This room is currently being used as a sitting room/dining room.



### **BEDROOM 3**

10'10 x 6'11 (3.30m x 2.11m)

The third bedroom with a u.PVC double glazed window, two built in cupboards one of which houses the central heating boiler, a central heating radiator and a light to the ceiling.

### **GARAGE**

The detached brick garage with an up and over door, a u.PVC double glazed door to the side and there is light and power within.



## 8 ST. PETERS CRESCENT, HUMBERSTON GRIMSBY

### OUTSIDE

The front garden has a walled and fenced boundary with double gates and is laid to concrete with block-paved edging, providing off road parking. There is a decorative stoned area too.

The rear garden has a fenced boundary and is laid to concrete and decorative stones with established borders.

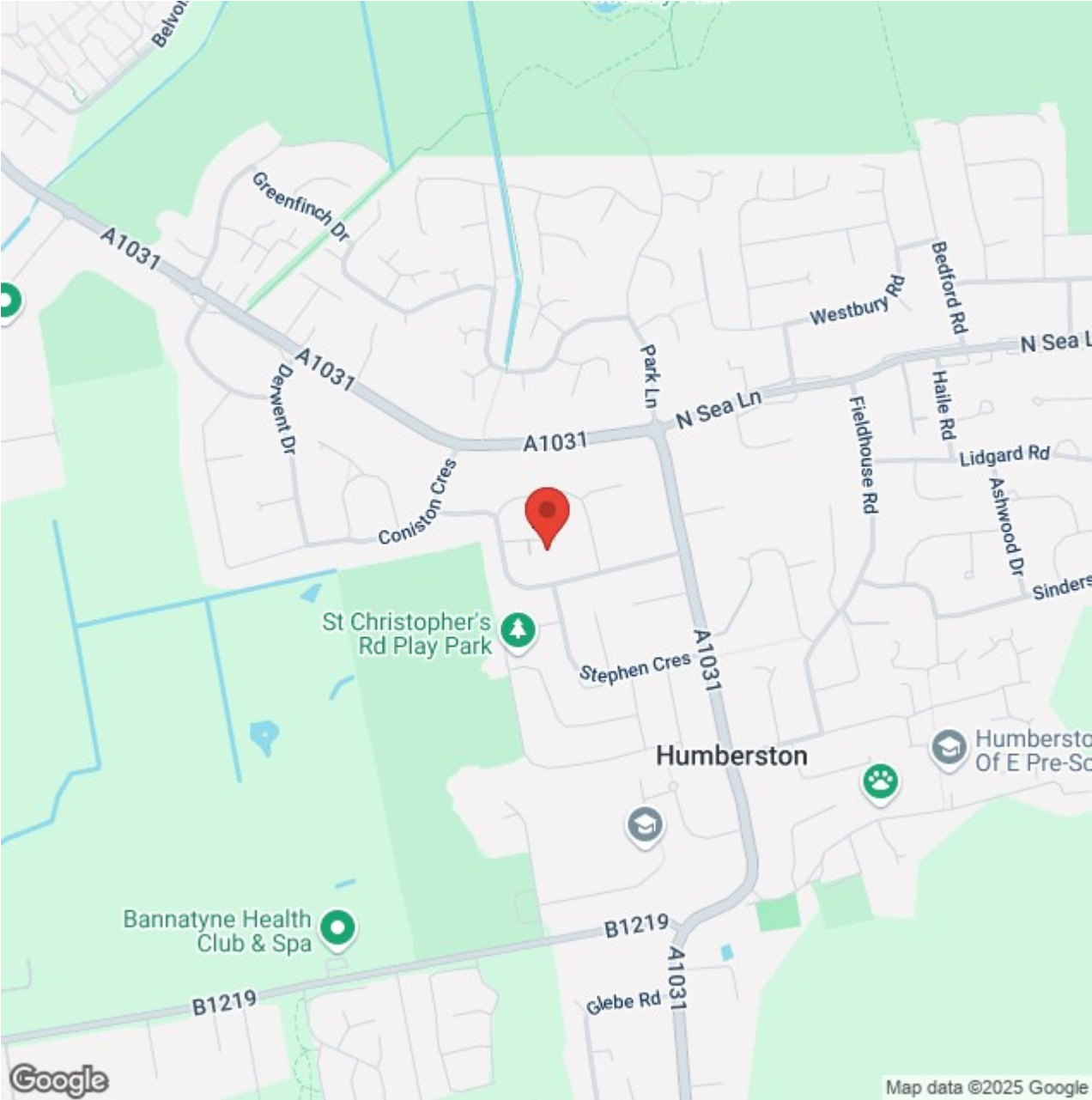
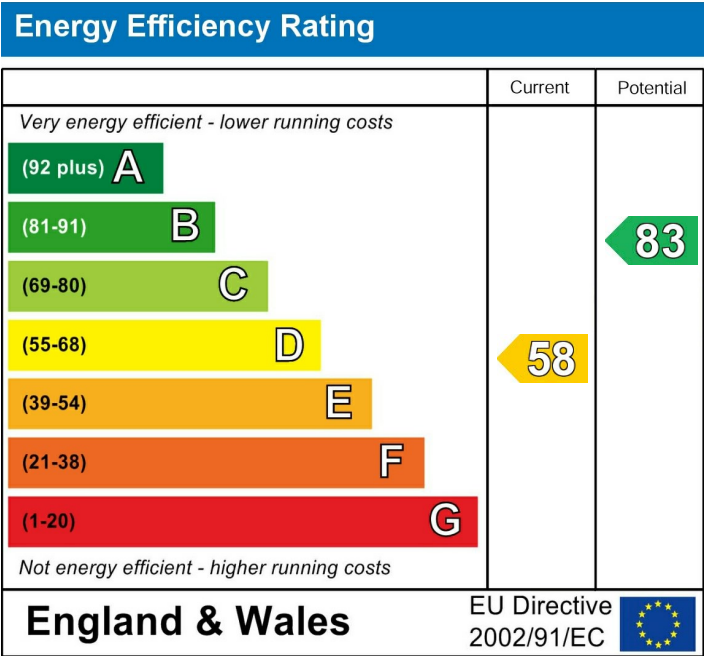


### OUTSIDE









## 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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