

BETTLES, MILES & HOLLAND

Estate Agents - Valuers

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PROPERTY FOR SALE

18 PORTLAND AVENUE, GRIMSBY

PURCHASE PRICE £210,000 - NO CHAIN



VIEWING

By appointment with this office

COUNCIL TAX BAND

C

PURCHASE PRICE

£210,000

TENURE

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



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18 PORTLAND AVENUE, GRIMSBY

Bettles, Miles and Holland are delighted to offer for sale with no chain this semi-detached house in a sought-after location close to the local well regarded schools, The Grimsby Institute and the Diana Princess of Wales hospital. It is also close to Grimsby Town Centre and the railway station. The property comprises of a welcoming entrance hall, a lounge with a walk-in bay window, a lovely second reception room with double doors into the garden, a fitted kitchen and a WC. To the first floor are three spacious bedrooms and a bathroom. The property benefits from double glazing, gas central heating and well manicured front and rear gardens, a driveway and a detached garage. This property must be viewed to appreciate all on offer.

ENTRANCE HALL

Through the u.PVC double glazed front door into the welcoming hall, with parquet flooring, a central heating radiator, a u.PVC double glazed window and a light to the ceiling.



SECOND SITTING ROOM/DINING ROOM

12'5 x 15'11 (3.78m x 4.85m)

The lounge to the front of the property with a double glazed walk-in bay window, a central heating radiator, a feature fire surround with a marble back and hearth and an inset electric fire, a dado rail, a picture rail and a light and coving to the ceiling.

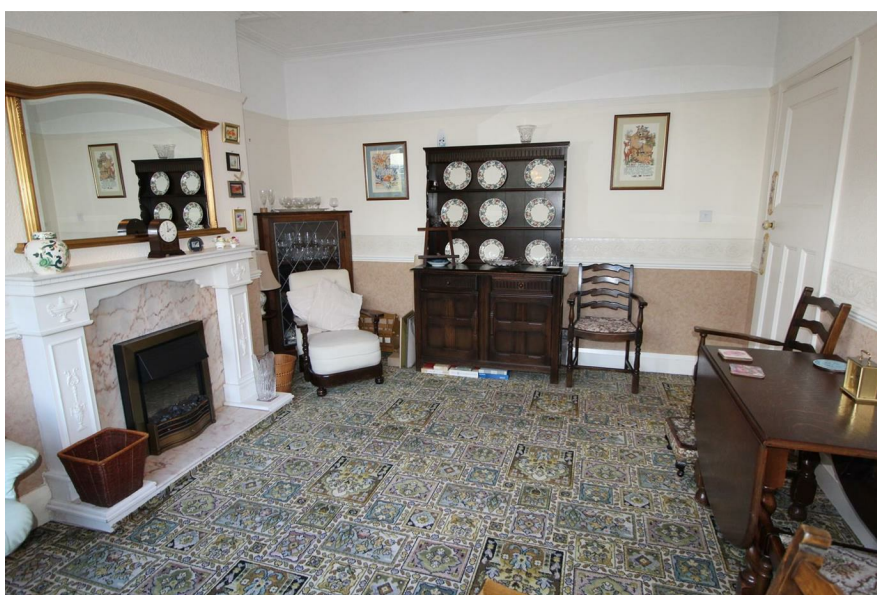


18 PORTLAND AVENUE, GRIMSBY

LOUNGE

12'6 x 20'5 (to the doors) (3.81m x 6.22m (to the doors))

This great size second sitting room with double doors opening onto the garden, a marble fire place with an inset gas coal effect fire, a central heating radiator, a picture rail and a light and coving to the ceiling.



18 PORTLAND AVENUE, GRIMSBY

KITCHEN

12'4 x 10'10 (3.76m x 3.30m)

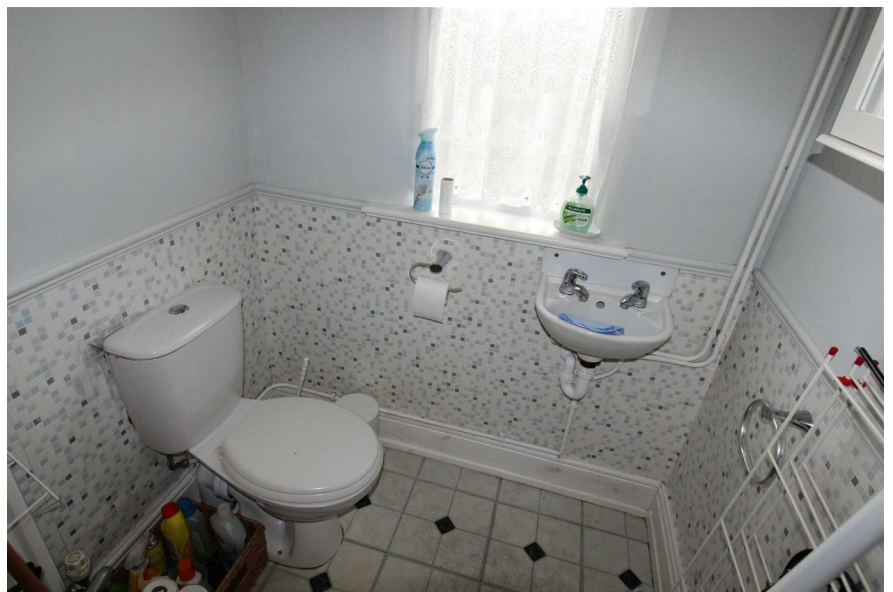
The kitchen with a range of wall and base units with contrasting work surfaces and tiled reveals, a stainless steel one and a half bowl sink and drainer with chrome mixer tap, plumbing for a washing machine. An integrated double oven and an integrated gas hob with an extractor above, space for an under counter fridge and freezer. A double glazed window to the rear and a u.PVC double glazed window and door to the side, a tiled floor, a central heating radiator and a light and coving to the ceiling.



WC

5'0 x 6'4 (1.52m x 1.93m)

With a white toilet with a central chrome flush, a white wall mounted sink with chrome taps, a double glazed window to the side, a central heating radiator, vinyl to the floor and a light to the ceiling.



18 PORTLAND AVENUE, GRIMSBY

LANDING

Up the balustrade staircase to the first floor where all panel doors lead off, a double glazed window, a dado rail, loft access, two lights and coving to the ceiling.



BATHROOM

9'3 x 5'10 (2.82m x 1.78m)

The bathroom with a white toilet with a central chrome flush, a white sink with a chrome mixer tap set in a white vanity unit, a shower enclosure, part tiled walls and part Mermaid boarding. A u.PVC double glazed window, a chrome ladder style radiator, vinyl to the floor and spot lights to the ceiling.



18 PORTLAND AVENUE, GRIMSBY

BEDROOM 1

14'8 x 12'1 (4.47m x 3.68m)

This spacious double bedroom to the rear of the property with a double glazed window, a central heating radiator, a range of Beech fitted wardrobes and chest of drawers, a Beech vanity unit with a white sink with chrome taps, a picture rail and a light and coving to the ceiling.



BEDROOM 2

12'8 x 12'0 (3.86m x 3.66m)

Another double bedroom to the front of the property with a double glazed window, a central heating radiator, a quadruple wardrobe, a pine unit with a cream sink and brass taps, a picture rail and a light and coving to the ceiling.



BEDROOM 3

11'0 x 9'7 (3.35m x 2.92m)

The third double to the rear of the property with a double glazed window, a central heating radiator, a picture rail and a light to the ceiling.



18 PORTLAND AVENUE, GRIMSBY

GARAGE

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



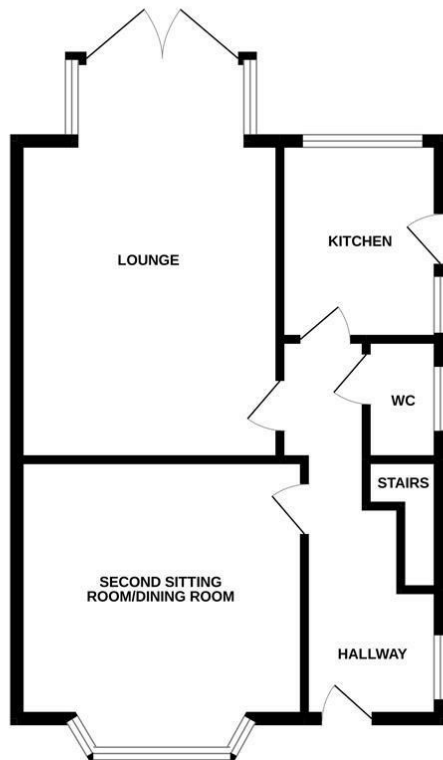
GARDENS

The front garden has a fenced and hedged boundary and is paved with established trees, plants and shrubs. Double wrought iron gates open onto the driveway which leads you to the garage.

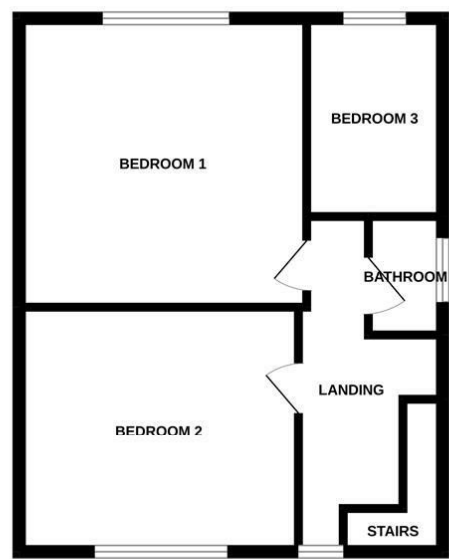
The rear garden is so peaceful and tranquil, it has a fenced boundary and is mainly laid to lawn with raised borders with a winding path all the way around the garden and established trees, plants and shrubs. There is a nice patio area ideal for al-fresco dining and two timber sheds with power.



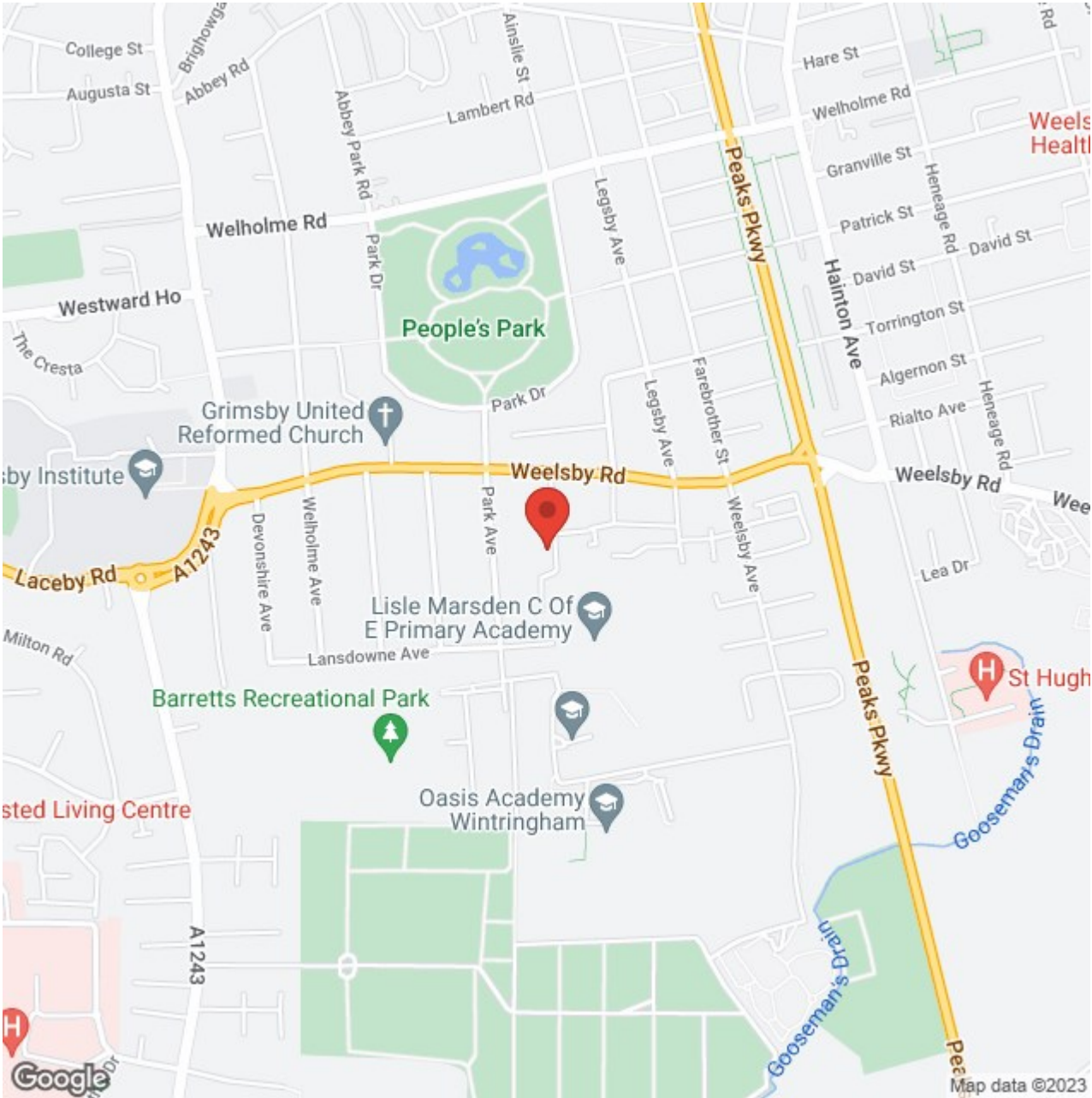
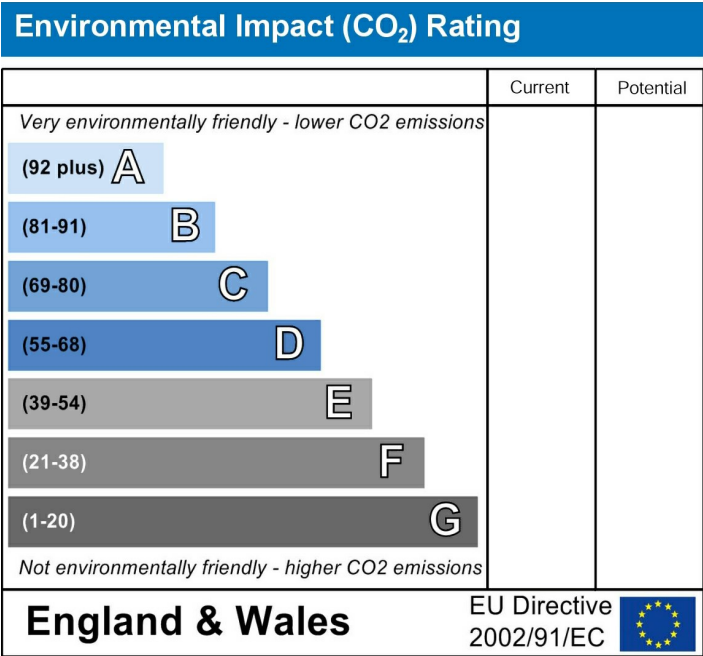
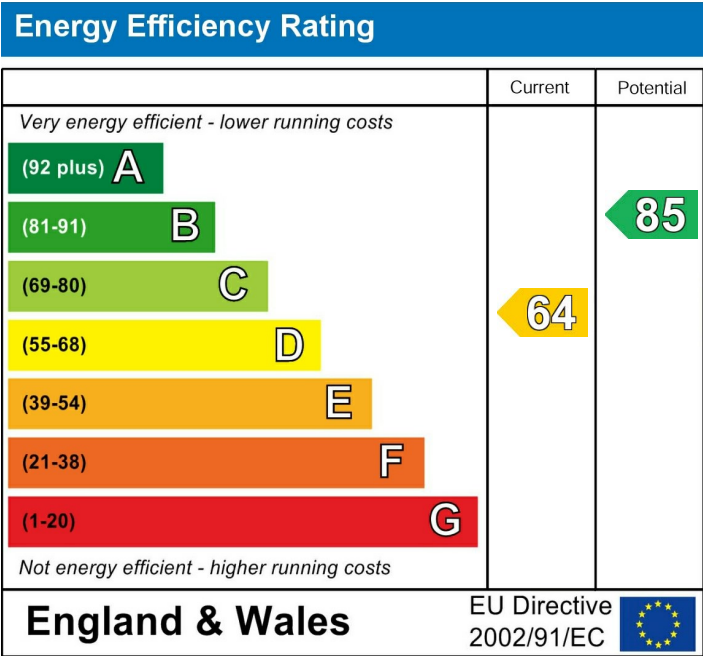
GROUND FLOOR



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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WE CAN OFFER INDEPENDENT MORTGAGE ADVICE

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YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.

They normally charge a fee for mortgage advice. The amount will depend on your circumstances. A typical fee would be £99 payable upon application and further £300 payable on production of offer.

(BMH may recommend the services of Emma Hyldon Personal Touch Mortgages 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 Emma Hyldon.)

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