

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

1 SPURN AVENUE, SCARTH GRIMSBY

PURCHASE PRICE £142,000 FREEHOLD



VIEWING

By appointment with this office

COUNCIL TAX BAND

B

PURCHASE PRICE

£142,000

TENURE

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



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



1 SPURN AVENUE, SCARTHO GRIMSBY

Nestled on the charming Spurn Avenue in Scartho, this semi-detached house presents a wonderful opportunity for those looking to create their dream home. Boasting three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The layout includes a welcoming lounge and a separate dining room, perfect for entertaining guests or enjoying family meals.

The kitchen, while functional, offers the potential for modernisation, allowing you to tailor it to your personal taste. Additionally, the property features a convenient downstairs WC and a family bathroom, ensuring practicality for everyday living.

Set on a good-sized plot, the home benefits from a driveway with a wrought iron gate, providing both security and ease of access. The front garden adds to the property's curb appeal, while the enclosed garden at the rear offers a private outdoor space for relaxation or play.

This residence is equipped with gas central heating and double glazing, ensuring comfort throughout the seasons. Some original features remain, adding character and charm to the home.

Although the property requires updating, it is situated in a good location, making it a promising investment for those willing to put in the effort. With a garage included, there is ample storage space for vehicles or hobbies. This property is a blank canvas, ready for you to make it your own. Don't miss the chance to explore the potential this home has to offer.

ENTRANCE HALLWAY

13'1 x 5'11 (3.99m x 1.80m)

Entered through a u.PVC double glazed door with u.PVC window to the side of the door, stairs to the first floor, a central heating radiator, central light fitting. This is a bright and welcoming entrance hall with all doors leading off

LOUNGE

13'3 x 12'8 (4.04m x 3.86m)

Located to the front of the property with a large walk-in box bay this makes the room very light and airy. There is a central light fitting and a central heating radiator, an open fireplace with a coloured tiled hearth and mantle with a stone effect surround, a picture rail, carpets to the floor and original door.



LOUNGE



DINING ROOM

14'10 x 10'8 (4.52m x 3.25m)

This room is located to the rear of the property with views across the garden from the large u.PVC window, central light fitting and central heating radiator, there is a boarded up fireplace and picture rail.



WC

This room is positioned off the hallway underneath the stairs, it is a good sized down stairs WC where the boiler is located and has a u.PVC window with privacy glass to the side elevation.

KITCHEN

13'4 x 8' (4.06m x 2.44m)

The kitchen is situated to the rear of the property and has a wealth of u.PVC windows, two to the side elevation and one to the rear there is also a u.PVC double glazed door to the rear garden. the kitchen has a range of wall and base units in white and three display cupboards under the wall units. There is a stainless steel sink with hot and cold taps, a dual fuel cooker with gas hob and electric oven, there is space for a washing machine and other white goods. The door to the kitchen is a folding door with a magnetic catch and two strip lights.



KITCHEN



LANDING

The landing has a u.PVC double glazed window to the the side elevation, a central light fitting and all doors leading off.

BATHROOM

6'7 x 6'3 (2.01m x 1.91m)

The bathroom is situated to the front of the property with u.PVC window with privacy glass to the side elevation, it has a white suite comprising of a panelled bath with a hot and cold taps, a pedestal wash hand basin and a low flush WC. There is some tiling to the splash back areas and a central heating radiator and a central light fitting.

BEDROOM ONE

10'5 x 12'4 (3.18m x 3.76m)

This light and spacious room is situated to the front of the property with large u.PVC double glazed window to the front elevation, a central heating radiator and off center light fitting, a gas wall heater and an original door.



BEDROOM ONE



BEDROOM TWO

11'11 x 8'8 to front of wardrobe (3.63m x 2.64m to front of wardrobe)

Another good sized double bedroom with a full wall of wardrobes, a u.PVC window to the rear elevation, an off center light fitting, a central heating radiator and shelving.



BEDROOM THREE

7'11 x 7'11 (2.41m x 2.41m)

The third bedroom is situated at the rear of the property and is a single bedroom with a u.PVC double glazed window, a gas central heating radiator, an off center light fitting and the original door.



1 SPURN AVENUE, SCARTHO GRIMSBY

GARAGE

This is a single garage with concrete panels.



GARDEN

The front garden and driveway is approached via a dropped curb to the front with a good size parking area through wrought iron gates, with gravel to the side with established well stocked borders and a central feature with rose bushes.

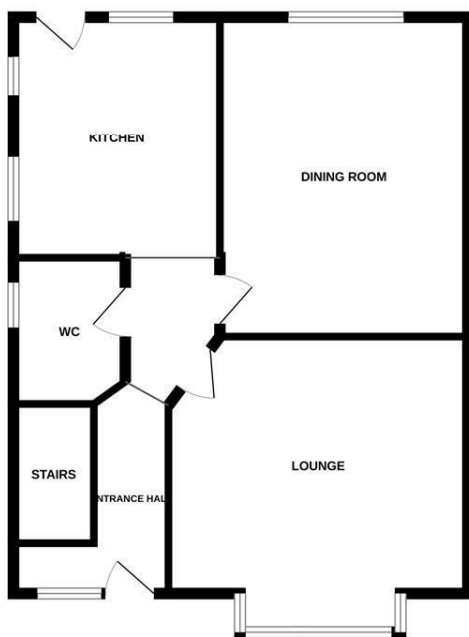
The rear garden is mainly laid to gravel with large well stocked borders, a central feature with bird bath, fenced boundary.



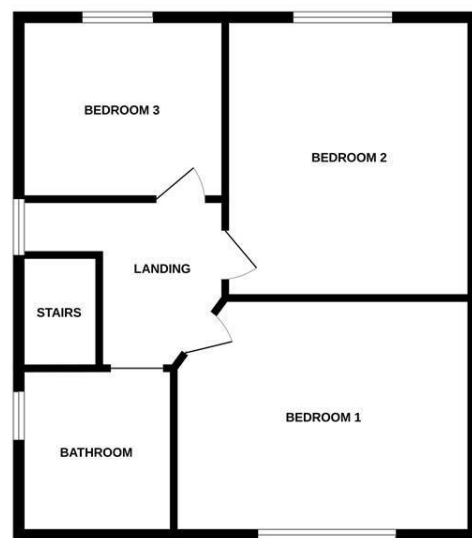
GARDEN



GROUND FLOOR



1ST FLOOR



THREE BED SEMI


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

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive 2002/91/EC




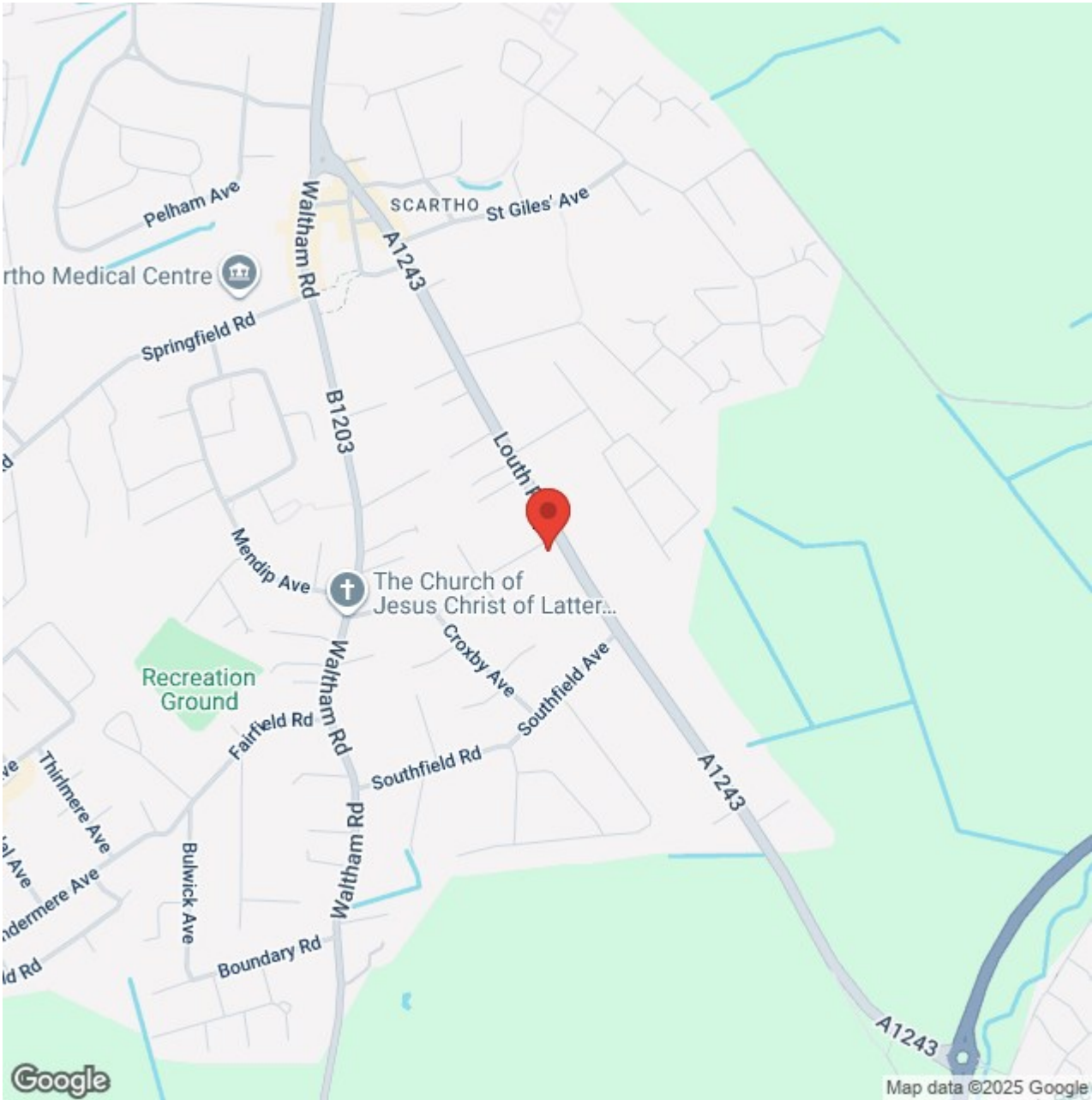
Environmental Impact (CO₂) Rating

	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

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