

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

50 LISTER STREET, GRIMSBY

PURCHASE PRICE £89,950 FREEHOLD



VIEWING

By appointment with this office

COUNCIL TAX BAND

A

PURCHASE PRICE

£89,950

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



50 LISTER STREET, GRIMSBY

Nestled in the heart of Grimsby on Lister Street, this well-presented end terrace property offers a delightful opportunity for first-time buyers or those seeking a charming family home. With its prime location, you will find yourself just a short stroll away from the town centre and a variety of local amenities, as well as being conveniently close to schools, making it an ideal choice for families.

Upon entering, you are welcomed into a light and airy lounge that flows seamlessly into a spacious dining room, creating a perfect space for entertaining or relaxing with loved ones. The kitchen, which features a convenient WC off, provides ample room for culinary creativity. The first floor boasts three well-proportioned bedrooms, two of which are equipped with fitted wardrobes, offering plenty of storage space. A bathroom completes this level, ensuring all essential facilities are within easy reach.

One of the standout features of this property is the fantastic rear garden, a rare find in this location, providing a private outdoor space for gardening, play, or simply enjoying the fresh air. Additionally, the front garden adds to the property's curb appeal. The home benefits from double glazing and gas central heating, ensuring comfort throughout the seasons.

While the property is in need of some tender loving care, it presents a wonderful opportunity to personalise and make it your own. This charming terraced house is not just a place to live, but a canvas for your future. Don't miss the chance to view this lovely home and envision the possibilities it holds.

ENTRANCE HALL

Through a u.PVC double glazed door with side panels into the hall, stairs to the first floor accommodation, a central heating radiator, a gas wall heater, and an under stairs cupboard. There is a light and coving to the ceiling.



50 LISTER STREET, GRIMSBY

LOUNGE

15'6 max x 9'6 (4.72m max x 2.90m)

The lounge is to the front of the property with a u.PVC double glazed bay window, a white fire surround, a black tiled back and hearth and a coal effect gas fire. There is a central heating radiator, a light and coving to the ceiling.



LOUNGE



50 LISTER STREET, GRIMSBY

DINING AREA

15'1 x 10'8 (4.60m x 3.25m)

The dining room with a u.PVC double glazed window, a white fire surround, a black tiled back and hearth and a coal effect gas fire. A central heating radiator, an under stairs cupboard, a light and coving to the ceiling.



DINING AREA



50 LISTER STREET, GRIMSBY

KITCHEN

12'6 x 7'1 (3.81m x 2.16m)

With a range of white wall and base units, contrasting work surfaces, tiled reveals and a stainless steel sink unit with chrome taps. There is space for a cooker, an under counter fridge and plumbing for a washing machine. Three u.PVC double glazed windows and a door, a central heating radiator, a tiled floor and a light to the ceiling.



WC

2'5 x 4'3 (0.74m x 1.30m)

With a white toilet (which is not working), a u.PVC double glazed window, vinyl to the floor and a light to the ceiling.

LANDING

Up the stairs to the first floor accommodation where doors to all rooms lead off and there is a light to the ceiling.

BATHROOM

5'3 x 5'7 (1.60m x 1.70m)

Comprising of a panelled bath, chrome taps, a pedestal wash hand basing, chrome taps and a toilet. A u.PVC double glazed window, part tiled walls, vinyl to the floor, a light and loft access to the ceiling.



50 LISTER STREET, GRIMSBY

BEDROOM 1

9'3 x 11'7 (2.82m x 3.53m)

This double bedroom is to the front of the property with a u.PVC double glazed window, a range of fitted wardrobes and cupboards, a central heating radiator, a gas wall heater and a light to the ceiling.



BEDROOM 1



BEDROOM 2

7'7 increasing to 8'11 x 11'6 (2.31m increasing to 2.72m x 3.51m)

Bedroom 2 is to the back of the property with a u.PVC double glazed window, a range of fitted wardrobes, drawers and shelves, a central heating radiator and a gas wall heater. There is a light to the ceiling.



BEDROOM 3

7'3 x 8'7 (2.21m x 2.62m)

This single bedroom to the back of the property with a u.PVC double glazed window, a central heating radiator, a wall mounted central heating boiler and a light to the ceiling.

OUTSIDE

The front garden has a walled, fenced and hedged boundary with a wrought iron gate and is laid to decorative stones and a path to the front door.

The large rear garden has a walled and fenced boundary with a wooden gate to the side. The first part of the garden is a concrete, then through a wooden gate there is a path to the bottom of the garden and it is laid to lawn either side with established borders. There is a metal shed with a side window.



50 LISTER STREET, GRIMSBY

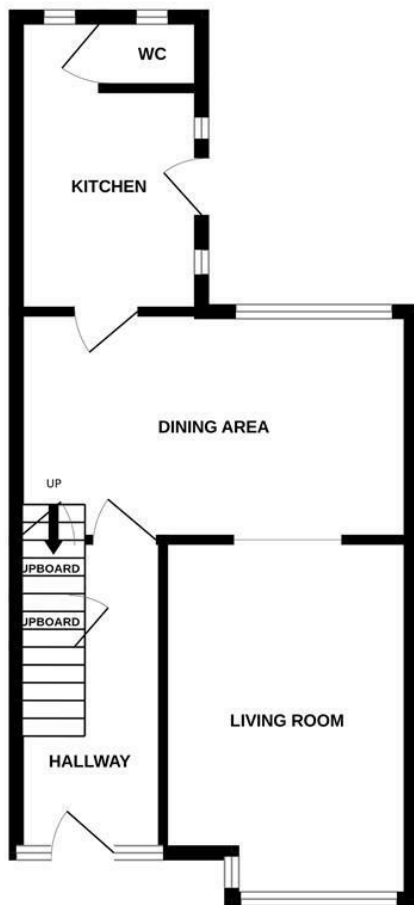
OUTSIDE



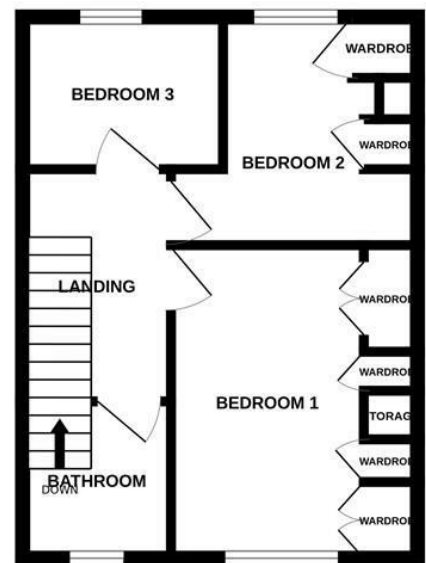
OUTSIDE



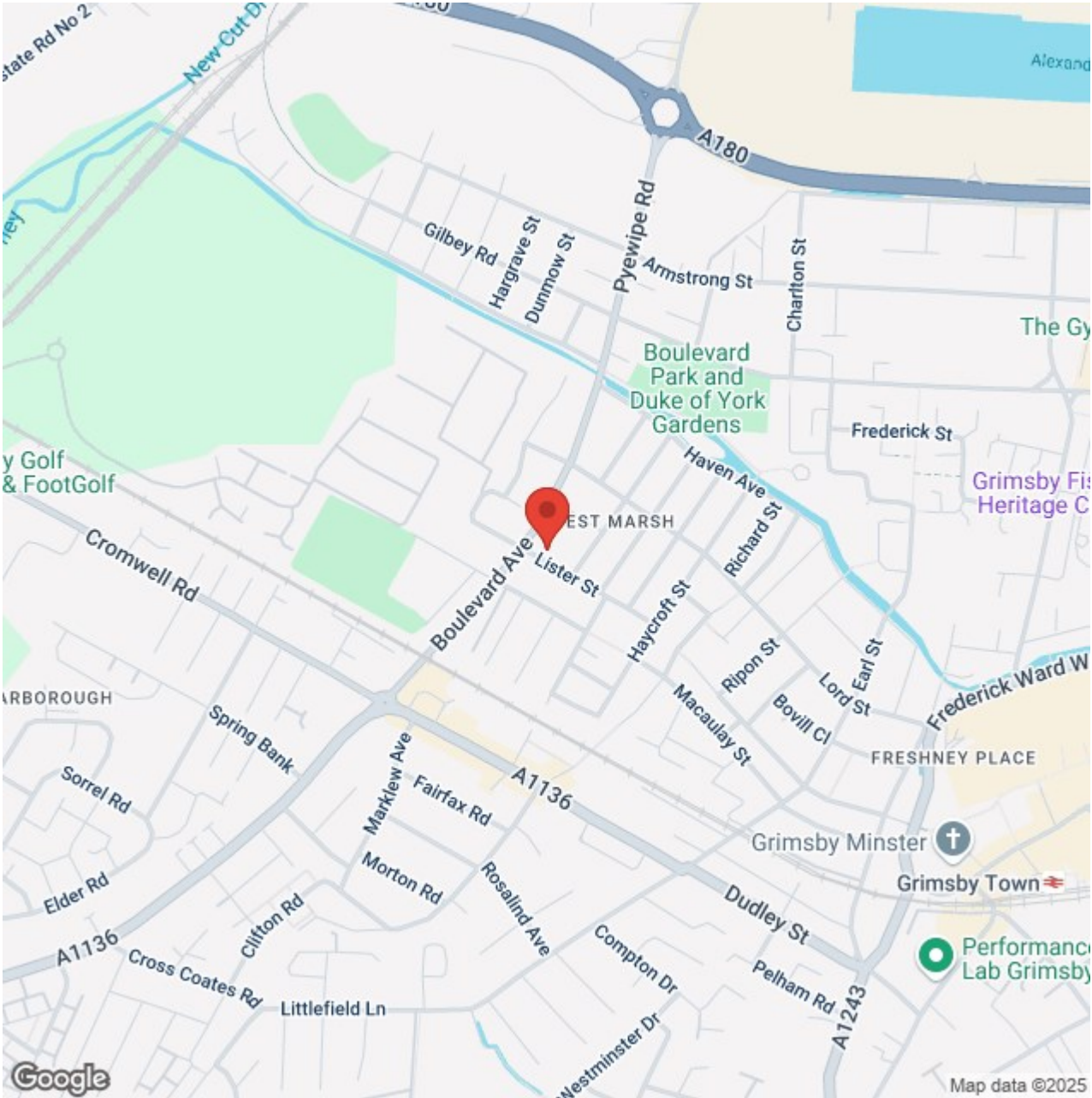
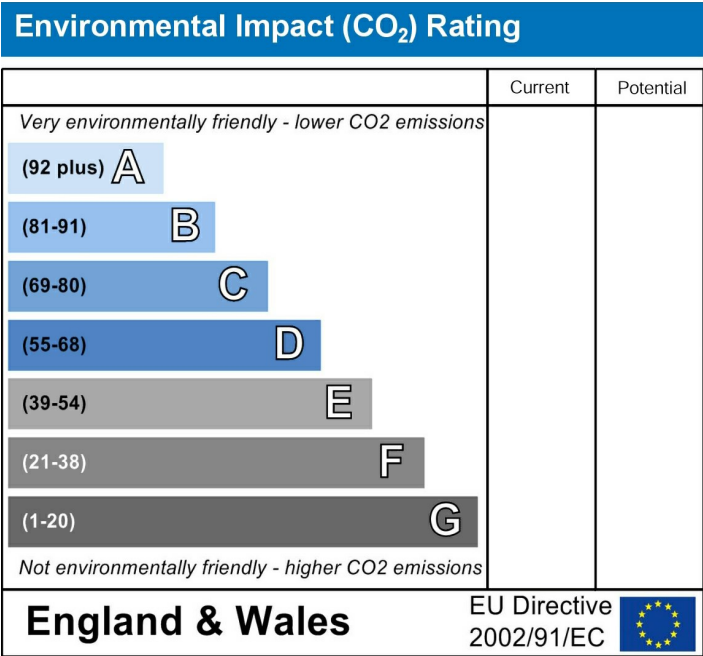
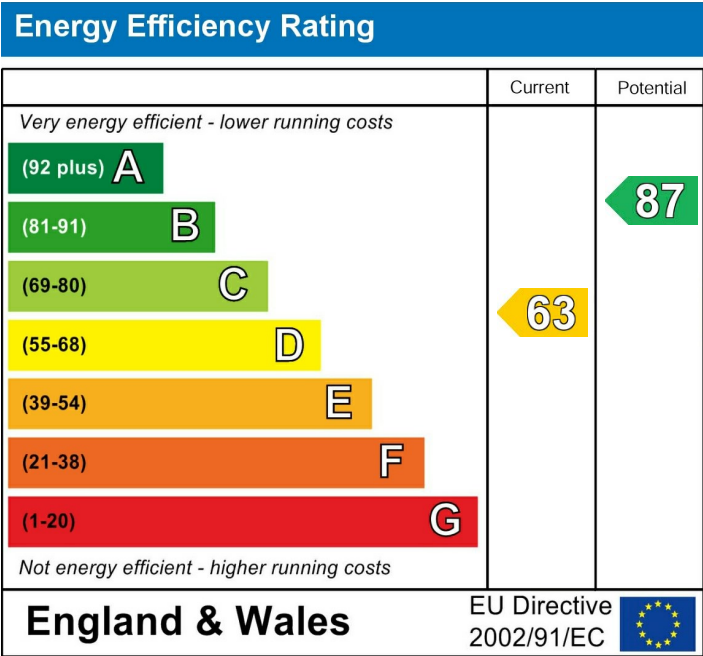
GROUND FLOOR



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.
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