BETTLES, MILES & HOLLAND Estate Agents - Valuers

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PROPERTY FOR SALE 18 ROCKINGHAM CRESCENT, LACEBY ACRES GRIMSBY

PURCHASE PRICE £139,950 FREEHOLD



VIEWING By appointment with this office

COUNCIL TAX BAND A

PURCHASE PRICE £139,950

TENURE We understand the property to be Freehold and this is to be

confirmed by the solicitors









safeagent

Nestled in the desirable location of Laceby Acres, Grimsby, this charming semi-detached house on Rockingham Crescent presents an excellent opportunity for first-time buyers. The property boasts an entrance hall that leads to a kitchen and a comfortable lounge/diner, perfect for relaxing or entertaining guests.

Upstairs, you will find two bedrooms, providing ample space for rest and relaxation, along with a well-maintained bathroom. The house is equipped with double glazing and gas central heating, ensuring warmth and comfort throughout the year.

One of the standout features of this property is the good-sized rear garden, which is ideal for outdoor activities or simply enjoying the fresh air. Additionally, the detached garage offers convenient storage or potential for a workshop, while offroad parking adds to the practicality of this lovely home.

Situated close to local amenities and schools, this property is not only a wonderful place to live but also a smart investment in a thriving community. With its appealing features and prime location, this semi-detached house is sure to attract interest. Don't miss the chance to make it your own!

ENTRANCE HALL

Through a u.PVC double glazed door into the hall with a central heating radiator, doors to the kitchen and lounge, vinyl to the floor, a light and coving to the ceiling.

KITCHEN

7'5 x 8'0 (2.26m x 2.44m)

With wall and base units, contrasting work surfaces, tiled splash backs, a stainless steel sink unit with a chrome mixer tap. An integrated electric oven, a gas hob with an extractor fan above, a wall mounted central heating boiler and plumbing for a washing machine. A u.PVC double glazed window, vinyl to the floor, a light and coving to the ceiling.



LOUNGE/DINER

15'0 x 11'5 (4.57m x 3.48m)

The lounge with a u.PVC double glazed window and door overlooking the garden. A wooden mantel, a marble effect back and hearth with an electric fire, stairs to the first floor accommodation, a central heating radiator, a light and coving to the ceiling.



LOUNGE/DINER



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

8'5 x 5'5 (2.57m x 1.65m)

The bathroom comprising of a panelled bath, a chrome mixer tap, a pedestal wash hand basin, chrome taps and a toilet. A u.PVC double glazed window, part tiled walls, a central heating radiator, a built in airing cupboard and a light to the ceiling.



BEDROOM 1

11'5 x 11'10 (3.48m x 3.61m)

This double bedroom is to the rear of the property with a u.PVC double glazed window, a central heating radiator and a light to the ceiling.



BEDROOM 1



BEDROOM 2

11'6 x 5'3 (3.51m x 1.60m)

Bedroom two with a u.PVC double glazed window, a central heating radiator, a light and loft access to the ceiling.



GARAGE

The detached brick garage with an up and over door.



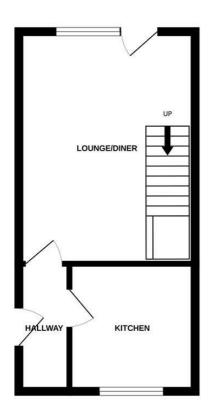
OUTSIDE

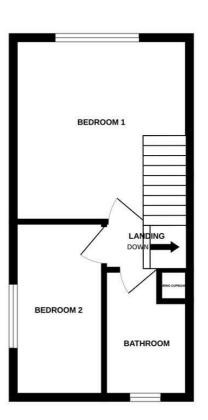
The front and side of the property is open and laid to lawn with a path to the front door and there is parking in front of the garage.

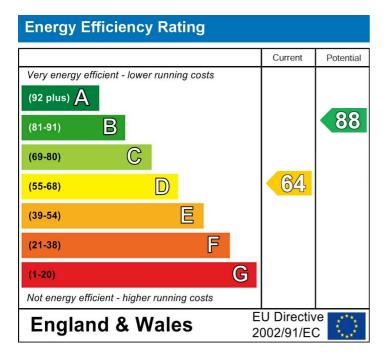
The rear garden has a fenced boundary with a wooden gate and is mainly laid to lawn with established borders and patio areas at either end of the garden.

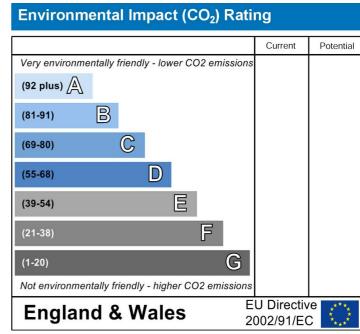


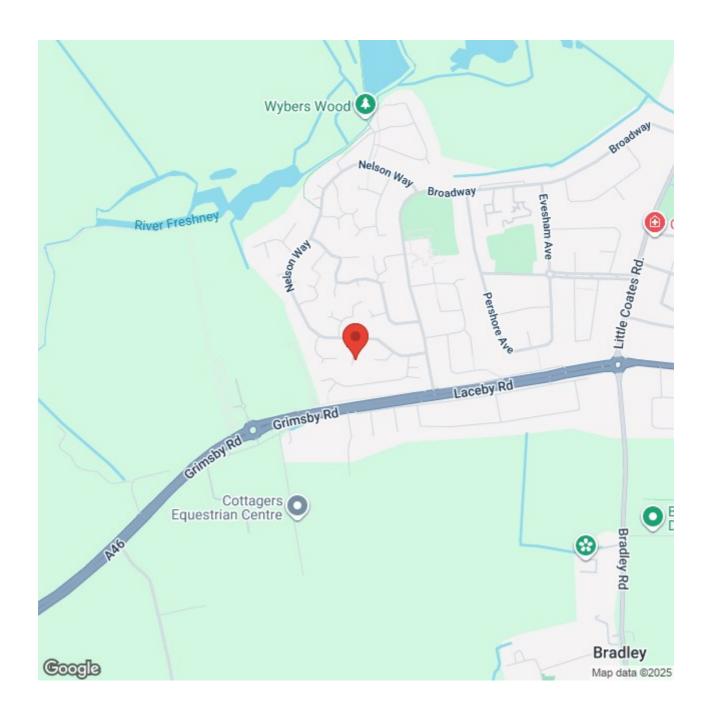
GROUND FLOOR 1ST FLOOR











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.

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