

# BETTLES, MILES & HOLLAND

## Estate Agents - Valuers

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### PROPERTY FOR SALE

### STANMORE, 162 LEGSBY AVENUE, GRIMSBY

**PURCHASE PRICE £249,950 - FREEHOLD**



#### VIEWING

By appointment with this office

#### COUNCIL TAX BAND

A

#### PURCHASE PRICE

£249,950

#### TENURE

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



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## 162 LEGSBY AVENUE, GRIMSBY

Nestled on Legsbys Avenue in the charming town of Grimsby, this stunning end terrace house is a true gem, beautifully presented and brimming with character. As you step through the entrance hall, you are greeted by the original Livingstone tiled floor, setting the tone for the elegance that flows throughout the home.

The ground floor boasts three spacious reception rooms, including a welcoming lounge, a versatile study or additional reception room, and a delightful sitting room, perfect for relaxation or entertaining guests. The heart of the home is the well-appointed kitchen/diner, which features a utility room and a convenient WC. A sun room extends the living space, allowing for an abundance of natural light and a lovely view of the meticulously maintained gardens.

Ascending to the first floor, you will find a thoughtfully designed one-bedroom flat, complete with a lounge/diner and a kitchenette, offering potential for rental income or guest accommodation. Additionally, the first floor hosts a master bedroom with an ensuite, a further double bedroom, and a family bathroom, ensuring ample space for family living.

This property is equipped with modern conveniences, including UPVC double glazing, gas central heating, and solar panels, enhancing both comfort and energy efficiency. The exterior features a detached garage and beautifully maintained front, side, and rear gardens, providing a tranquil outdoor space.

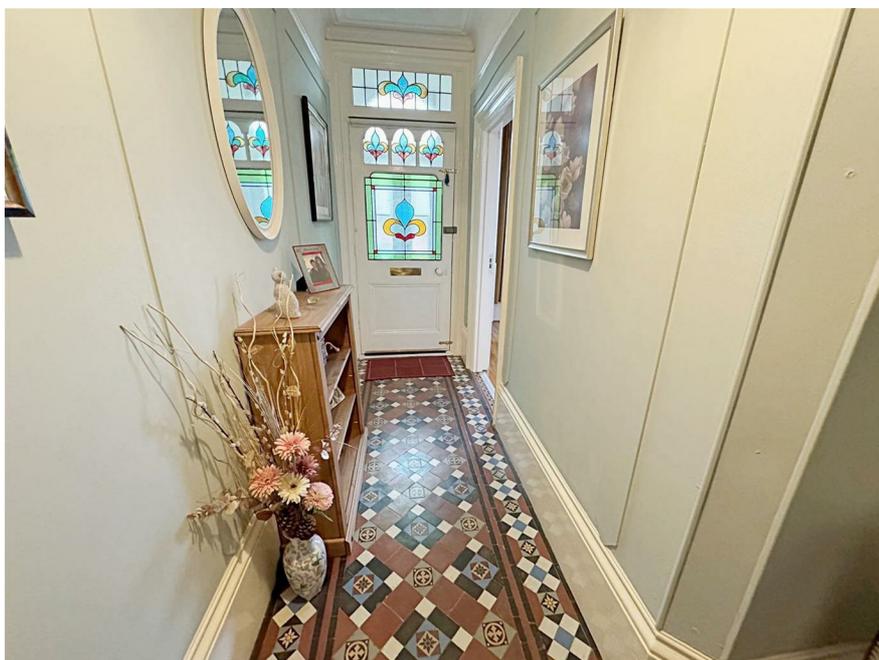
Notably, the upstairs layout is conducive to conversion into two flats, presenting an exciting opportunity for investors or those seeking additional living space. This remarkable property truly must be viewed to be appreciated, offering a blend of traditional charm and modern functionality in a desirable location.

### **ENTRANCE PORCH**

Through u.PVC double glazed French doors into the porch with tiled walls and floor, the bottom half of the tiling to the walls is original and the floor tiles are the original Livingstone tiles.

### **HALL**

Through the original hardwood and stained glass door into the hall with stairs to the first floor accommodation, a central heating radiator, original Livingstone tiled floor. There is an under stairs cupboard, a u.PVC double glazed door to the side entrance and a two lights to the ceiling.



**HALL**



**SIDE PORCH**

The side porch with a u.PVC double glazed door, a tiled floor and a u.PVC double glazed door into the hall.

**LOUNGE**

15'10 x 12'11 (4.83m x 3.94m)

The lounge is to the front of the property with a u.PVC double glazed walk-in bay window, a multi fuel burner with a tiled hearth and a wooden mantle. A central heating radiator, laminate to the floor, a light and coving to the ceiling.



162 LEGSBY AVENUE, GRIMSBY

LOUNGE



LOUNGE



162 LEGSBY AVENUE, GRIMSBY

**STUDY**

14'3 x 12'11 (4.34m x 3.94m)

With a u.PVC double glazed walk-in bay window, a central heating radiator, laminate to the floor, a light and coving to the ceiling.



**STUDY**



**SITTING ROOM**

1'0 x 11'8 (0.30m x 3.56m)

With three u.PVC double glazed windows, a beautiful wooden fire surround with a multi fuel burner, a tiled back and a marble hearth. A built in cupboard, a vertical central heating radiator, laminate to the floor, a light and coving to the ceiling.

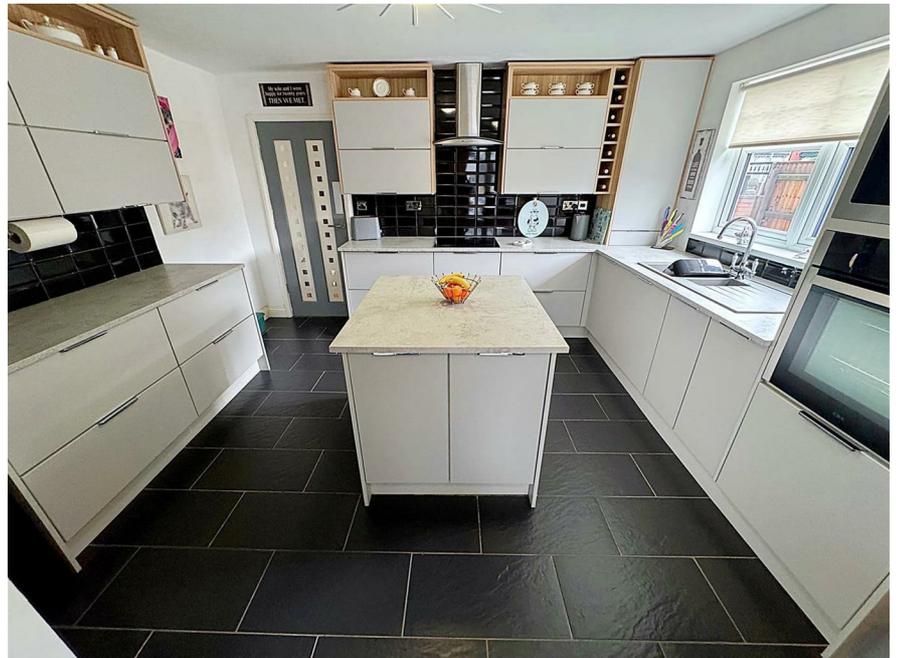


**SITTING ROOM**

**KITCHEN/DINER**

14'0 x 13'0 (4.27m x 3.96m)

With a range of pale grey units and a working island, contrasting work surfaces and tiled reveals. A stainless steel sink unit with a chrome mixer tap, an induction hob with a stainless steel extractor above, a housed electric oven and microwave. The central heating boiler is housed within a cupboard and there is space for a fridge/freezer. A central heating radiator, a u.PVC double glazed window and u.PVC double glazed French doors, a tiled floor and two lights to the ceiling.



**KITCHEN/DINER**



**UTILITY/WC**

4'7 x 4'5 (1.40m x 1.35m)

The utility/WC with a cabinetised toilet and sink with chrome fittings, fully tiled walls and floor and a light to the ceiling.



**SUN ROOM**

13'4 x 4'6 (4.06m x 1.37m)

The sun room with u.PVC double glazed windows to three sides, u.PVC double glazed sliding patio door, a tiled floor and a wall light.



**LANDING**

Up the return staircase to the first floor accommodation where doors to all rooms lead off. There is laminate to the floor, two lights and coving to the ceiling.



**FLAT**

Up the return stairs to the front of the property is the flat comprising of:-

**162 LEGSBY AVENUE, GRIMSBY**

**LOUNGE/DINER**

13'1 x 12'10 (3.99m x 3.91m)

With two u.PVC double glazed windows, a feature cast iron fire place and grate with tiled sides and hearth. A central heating radiator, laminate to the floor, a light and coving to the ceiling.



**LOUNGE/DINER**



## 162 LEGSBY AVENUE, GRIMSBY

### **KITCHENETTE**

8'7 x 3'8 (2.62m x 1.12m)

With a range of cream wall and base units, contrasting work surfaces incorporating a stainless steel sink unit with a chrome mixer tap and tiled splash backs. An integrated electric oven and hob with a stainless steel extractor fan over and a hot water boiler. A u.PVC double glazed window, a central heating radiator, laminate to the floor and a light to the ceiling.



### **BEDROOM**

12'10 x 11'5 (3.91m x 3.48m)

This double bedroom with a u.PVC double glazed window, a feature cast iron fireplace with a tiled hearth. A shower enclosure with an electric shower. A central heating radiator, solid oak wood floor and a light to the ceiling.



**BEDROOM**



**LANDING**

Back down the return stairs to the rear of the property is the master bedroom.

**MASTER BEDROOM**

12'8 x 12'5 (3.86m x 3.78m)

With a u.PVC double glazed window, a central heating radiator, laminate to the floor, a light and coving to the ceiling.



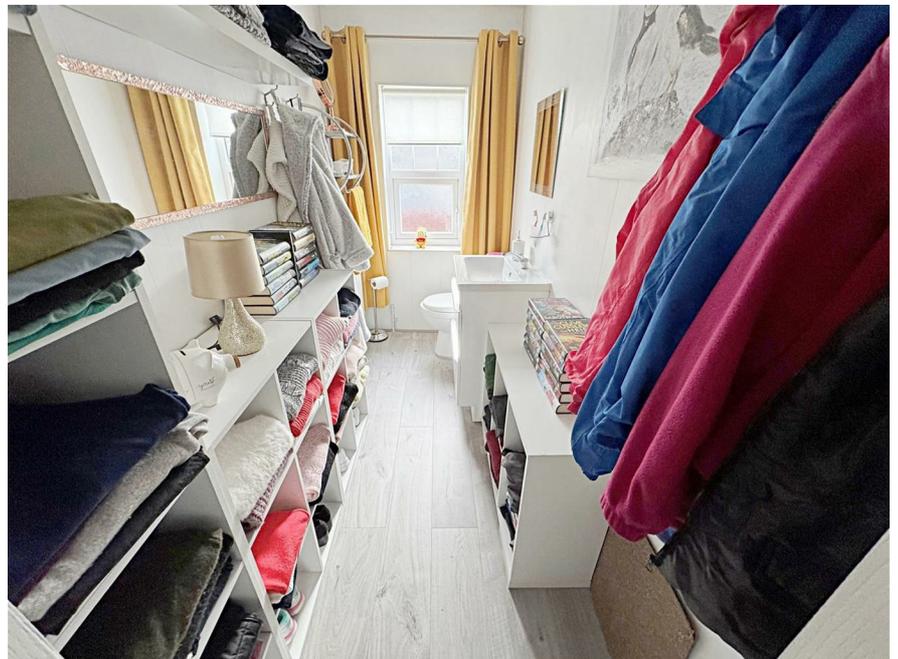
**MASTER BEDROOM**



**ENSUITE**

9'10 x 3'10 (3.00m x 1.17m)

With a cabinetised sink with a chrome mixer tap and a toilet. A u.PVC double glazed window, mermaid boarding to the walls, a central heating radiator, laminate to the floor, a light and loft access to the ceiling.



**BATHROOM**

9'10 5'6 (3.00m 1.68m)

The spacious bathroom comprises of large walk-in shower enclosure with a plumbed shower, a toilet, a cabinetised sink with a chrome mixer tap. A u.PVC double glazed window, tiled walls, a central heating radiator, vinyl to the floor and a light to the ceiling.



**BEDROOM 2**

8'8 x 9'11 (2.64m x 3.02m)

Another double bedroom with a u.PVC double glazed window, a central heating radiator, laminate to the floor, a light and coving to the ceiling.

**GARAGE**

15'1 x 10'7 (4.60m x 3.23m)

The detached brick built garage with wooden double doors and two windows to the side. The garage is accessed from St Augustines Avenue through secure double gates.

**OUTSIDE**

The beautifully maintained gardens to the front and side of the property are enclosed by a combination of walls, hedging, and fencing, with a wrought-iron gate leading to the front door and a wooden gate providing access to the side entrance. The gardens are laid with artificial grass and feature a variety of established plants and shrubs, creating a colourful and tranquil setting, complemented by decorative stone and paved pathways that wrap around the property.



OUTSIDE



OUTSIDE

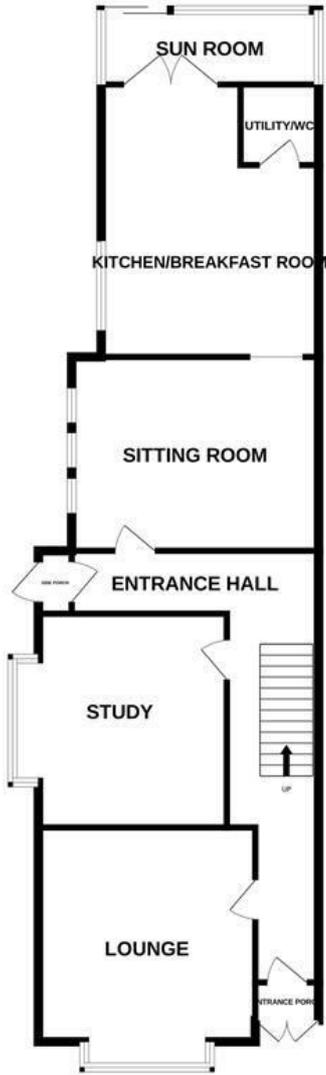


162 LEGSBY AVENUE, GRIMSBY

OUTSIDE



GROUND FLOOR



1ST FLOOR



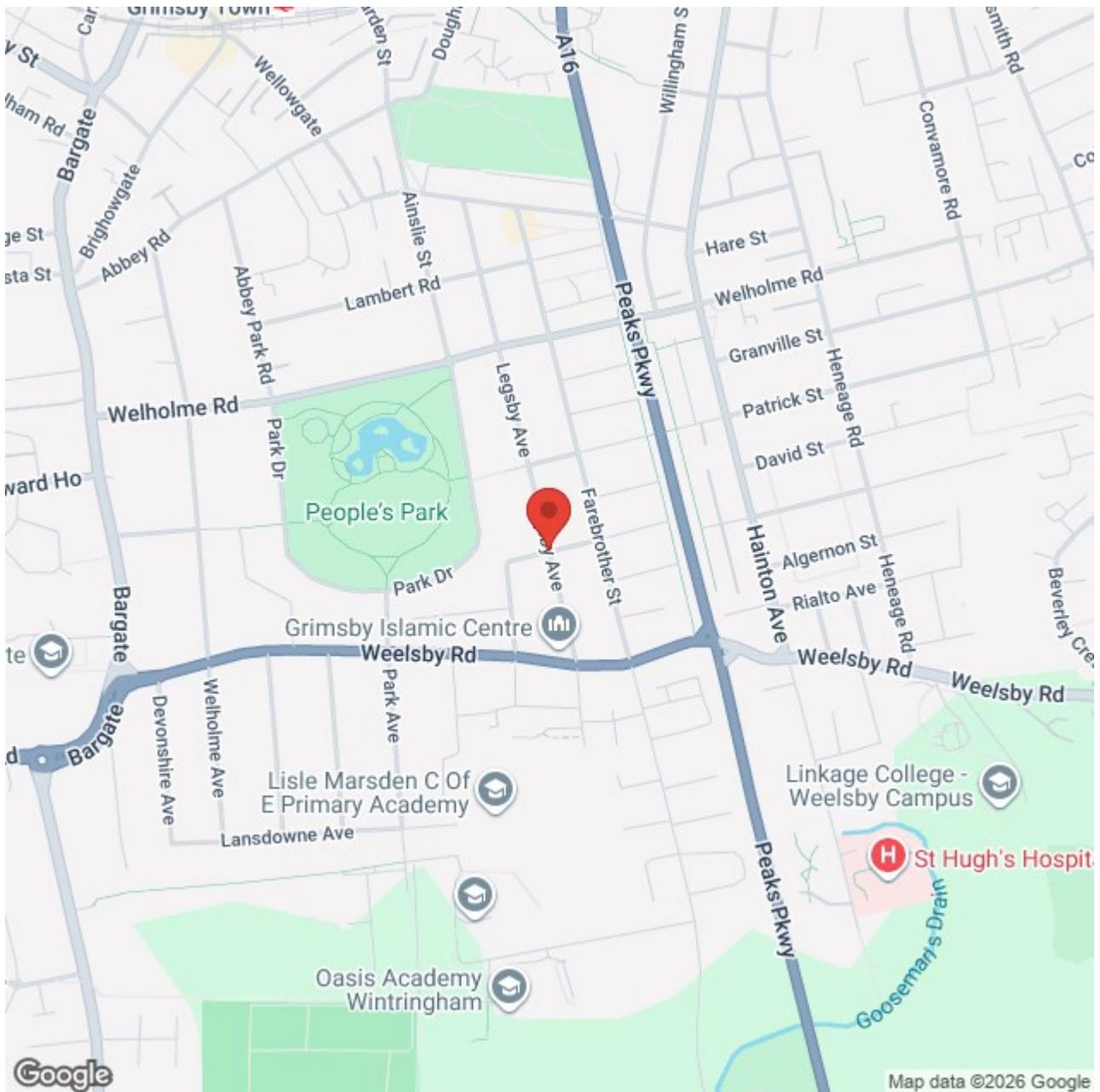
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.  
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## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	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.

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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.**

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