

# BETTLES, MILES & HOLLAND

## Estate Agents - Valuers

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### PROPERTY FOR SALE

### 116 PATRICK STREET, GRIMSBY

**PURCHASE PRICE £98,000 - NO CHAIN**



#### VIEWING

By appointment with this office

#### COUNCIL TAX BAND

A

#### PURCHASE PRICE

£98,000

#### TENURE

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



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## 116 PATRICK STREET, GRIMSBY

Nestled on Patrick Street in the heart of Grimsby, this charming terraced house presents an excellent opportunity for first-time buyers. Offered for sale with no chain, this property is ready for you to move in and make it your own.

The house boasts two inviting reception rooms, perfect for entertaining guests or enjoying quiet family evenings. With three well-proportioned bedrooms, there is ample space for a growing family or for those who simply desire extra room for guests or a home office. The modern kitchen and bathroom have been thoughtfully designed, ensuring both style and functionality for everyday living.

The property is conveniently located close to local amenities, schools, and the bustling Grimsby town centre, making it an ideal choice for those who appreciate easy access to shops, services, and recreational facilities.

Outside, the rear garden offers a private outdoor space, perfect for relaxing or hosting summer barbecues. The house is equipped with double glazing and gas central heating, ensuring comfort throughout the year.

This delightful home is not just a property; it is a place where memories can be made. With its modern features and prime location, it is a must-see for anyone looking to settle in Grimsby. Don't miss out on this fantastic opportunity to own a lovely home in a vibrant community.

### **ENTRANCE PORCH**

Through a hardwood door into the porch with laminate to the floor and a hardwood door to the hall.

### **HALL**

Through a hardwood door into the hall with stairs to the first floor accommodation, a central heating radiator and a light to the ceiling.

### **LOUNGE**

12'0 x 11'5 (3.66m x 3.48m)

The lounge is to the front of the property with a u.PVC double glazed bow window, laminate to the floor, a central heating radiator, a white painted fire surround, a light and coving to the ceiling.



**DINING ROOM**

15'2 x 12'10 (4.62m x 3.91m)

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



**KITCHEN**

14'11 x 10'1 (4.55m x 3.07m)

The kitchen with a range of new white gloss wall and base units, contrasting work surfaces and breakfast bar, tiled reveals and a stainless steel sink unit with a black mixer tap. An integral electric oven, an induction hob with a black extractor an above and there is plumbing for a washing machine. Two u.PVC double glazed windows, a central heating radiator, vinyl to the floor and a light to the ceiling.



**KITCHEN**



**LOBBY**

With a u.PVC double glazed door leading into the garden, a tiled floor and a light to the ceiling

## 116 PATRICK STREET, GRIMSBY

### WC

3'9 x 3'8 (1.14m x 1.12m)

With a white toilet, the housed wall mounted central heating boiler above. A u.PVC double glazed window, a tiled floor and a light to the ceiling.



### LANDING

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

### BEDROOM 1

15'2 x 12'1 (4.62m x 3.68m)

This double bedroom to the front of the property with a u.PVC double glazed window, a central heating radiator, laminate to the floor, spotlights and coving to the ceiling.



**BEDROOM 2**

12'8 x 9'3 (3.86m x 2.82m)

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



**BEDROOM 3**

10'1 x 9'2 (3.07m x 2.79m)

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



## 116 PATRICK STREET, GRIMSBY

### **BATHROOM**

7'2 x 6'9 (2.18m x 2.06m)

The bathroom with a new white suite comprising of a P-Shaped bath with a chrome mixer shower tap and a shower screen, a pedestal wash hand basin with a chrome mixer tap and a toilet. A u.PVC double glazed window, fully tiled walls and floor, a white ladder style central heating radiator and a light to the ceiling.



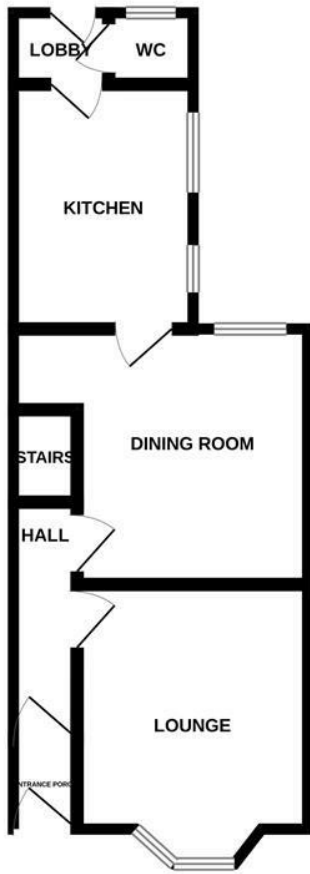
### **OUTSIDE**

The front garden has a walled boundary with a wrought iron gate and is laid to concrete and pavers for ease of maintenance.

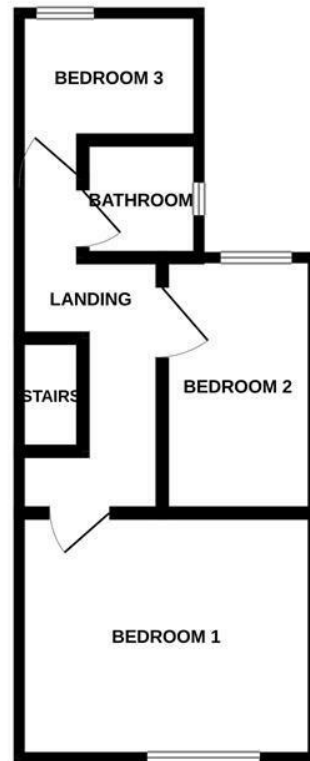
The rear garden has a walled and fenced boundary with an area for planting or seeding grass. There is a patio area and a concrete path.



GROUND FLOOR

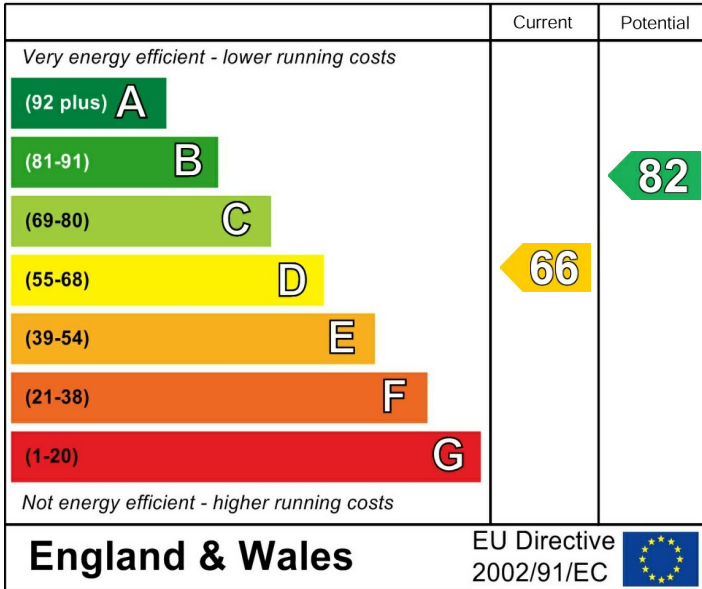


1ST FLOOR

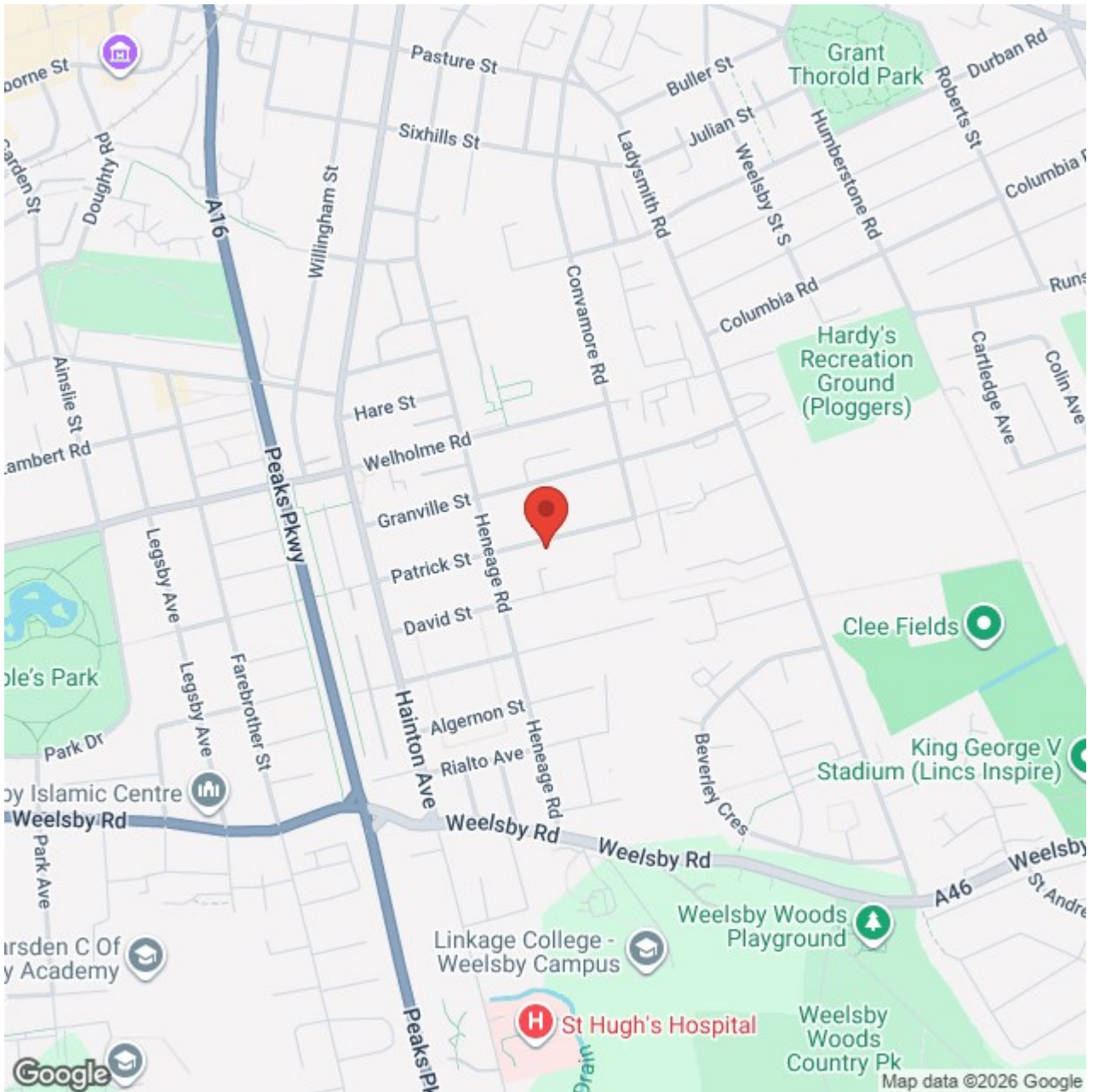
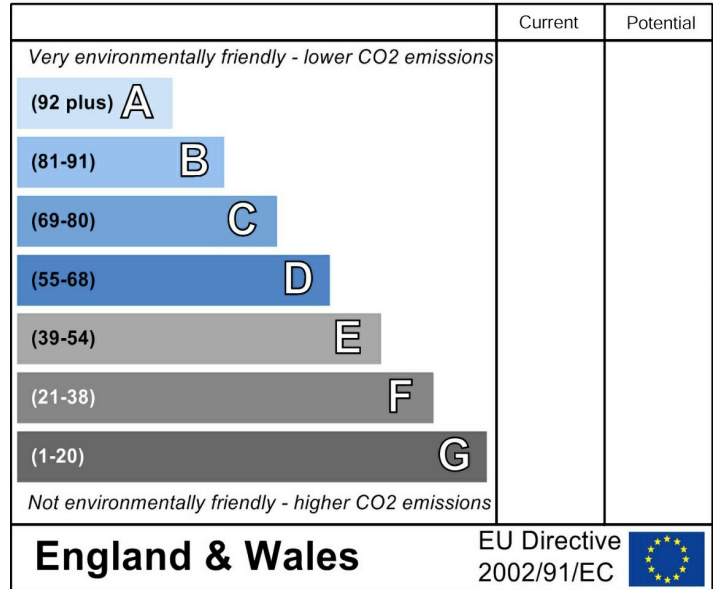


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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



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



## 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