

# BETTLES, MILES & HOLLAND

## Estate Agents - Valuers

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### PROPERTY FOR SALE

### 54 LOUTH ROAD, GRIMSBY

**PURCHASE PRICE £199,950 - NO CHAIN**



#### VIEWING

By appointment with this office

#### COUNCIL TAX BAND

C

#### PURCHASE PRICE

£199,950

#### TENURE

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



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Registered in England No. 4782567



## 54 LOUTH ROAD, GRIMSBY

Bettles, Miles and Holland are delighted to offer for sale with NO CHAIN this well presented semi-detached property in a great location. The property is close to the local amenities and restaurants, it is also close to the Diana Princess of Wales Hospital. The property comprises of an entrance hall, a lounge/diner with dual aspect windows, a fitted kitchen, a conservatory and a bathroom. To the first floor is two double bedrooms both with fitted wardrobes and the master bedroom has an en-suite. The gardens are well manicured with the front mainly being block-paved and providing ample off road parking for multiple vehicles and then you have the detached garage. The rear garden is so peaceful and pretty with all the established plants and bushes to the borders and then it is laid to lawn, perfect for enjoying on these long summer days and nights. The property benefits from u.PVC double glazing and gas central heating. Viewing is an absolute must to appreciate all on offer here.

### ENTRANCE HALL

Through a centralized u.PVC double glazed door into the hall with two central heating radiators, a u.PVC double glazed window, stairs to the first floor accommodation, a cupboard housing the gas and electricity meters and a light and coving to the ceiling.

### LOUNGE/DINER

22'11 x 10'11 (6.99m x 3.33m)

The lounge/diner with dual aspect u.PVC double glazed windows, two central heating radiators, a cream feature fire surround with a coal effect gas fire within, wall lights and coving to the ceiling.



### LOUNGE/DINER



**KITCHEN**

15'0 x 10'1 (4.57m x 3.07m)

The kitchen with a range of cream wall and base units with contrasting work surfaces and tiled reveals, a one and half bowl sink and drainer with a chrome mixer tap. Integrated electric double oven, an electric 4 ring hob with an extractor fan above, plumbing for an automatic washing machine. A central heating radiator, two u.PVC double glazed windows and a u.PVC double glazed door leading to the conservatory, a tiled floor, the central heating boiler and a light to the ceiling.



**KITCHEN**

**CONSERVATORY**

15'5 x 8'10 (4.70m x 2.69m)

With u.PVC double glazed windows to all sides and u.PVC double glazed French doors leading to the garden, a central heating radiator, a tiled floor and a fan light to the ceiling.



**BATHROOM**

6'4 x 5'3 (1.93m x 1.60m)

The bathroom which has a white suite comprising of a paneled bath with chrome mixer tap and a chrome shower over the bath, a pedestal wash hand basin with a chrome mixer tap and a toilet with a central chrome flush. A u.PVC double glazed window to the side, fully tiled walls and floor, a white ladder style radiator and spot lights to the ceiling.



**LANDING**

Up the stairs to the first floor accommodation with panel doors to the bedrooms, a u.PVC double glazed window, coving, loft access and a light to the ceiling.

**BEDROOM 1**

15'3 x 10'0 (4.65m x 3.05m)

This double bedroom with a u.PVC double glazed window to the rear of the property, a range of cream fitted wardrobes, a central heating radiator and a light and coving to the ceiling.



**BEDROOM 1**

**EN-SUITE**

The en-suite with a cream toilet with a chrome flush, a wall mounted sink with chrome taps, a u.PVC double glazed window, a central heating radiator and a light and coving to the ceiling.

## 54 LOUTH ROAD, GRIMSBY

### **BEDROOM 2**

15'2 x 11'0 (4.62m x 3.35m)

Another double bedroom with a u.PVC double glazed window to the front, a range of cream fitted wardrobes, a central heating radiator, access to the eaves and a light and coving to the ceiling.



### **BEDROOM 2**



### **GARAGE**

The detached brick garage with an up and over door, u.PVC double glazed windows to the side and rear and light and power within.



**54 LOUTH ROAD, GRIMSBY**

**GARDENS**

The front garden has a walled boundary, borders containing established plants, bushes and shrubs, block-paved drive providing ample off road parking and leading to the detached garage.

The well maintained rear garden with a fenced boundary is mainly laid to lawn with borders of established bushes, shrubs and trees, a timber and glazed summer house and a utility store.



**GARDENS**

**GARDENS**

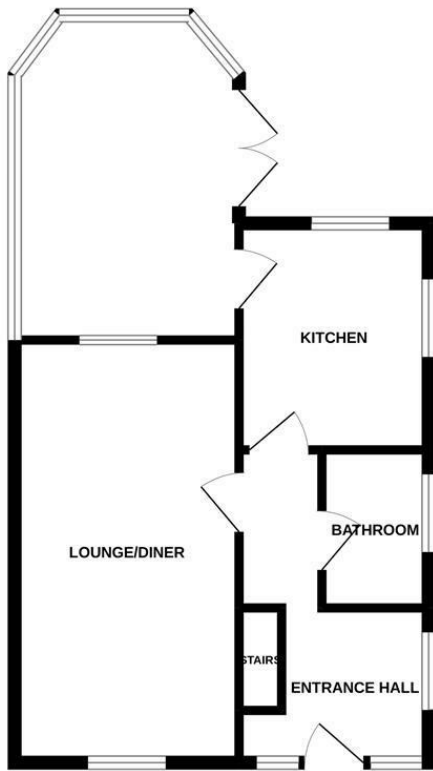


54 LOUTH ROAD, GRIMSBY

FRONT SHOT



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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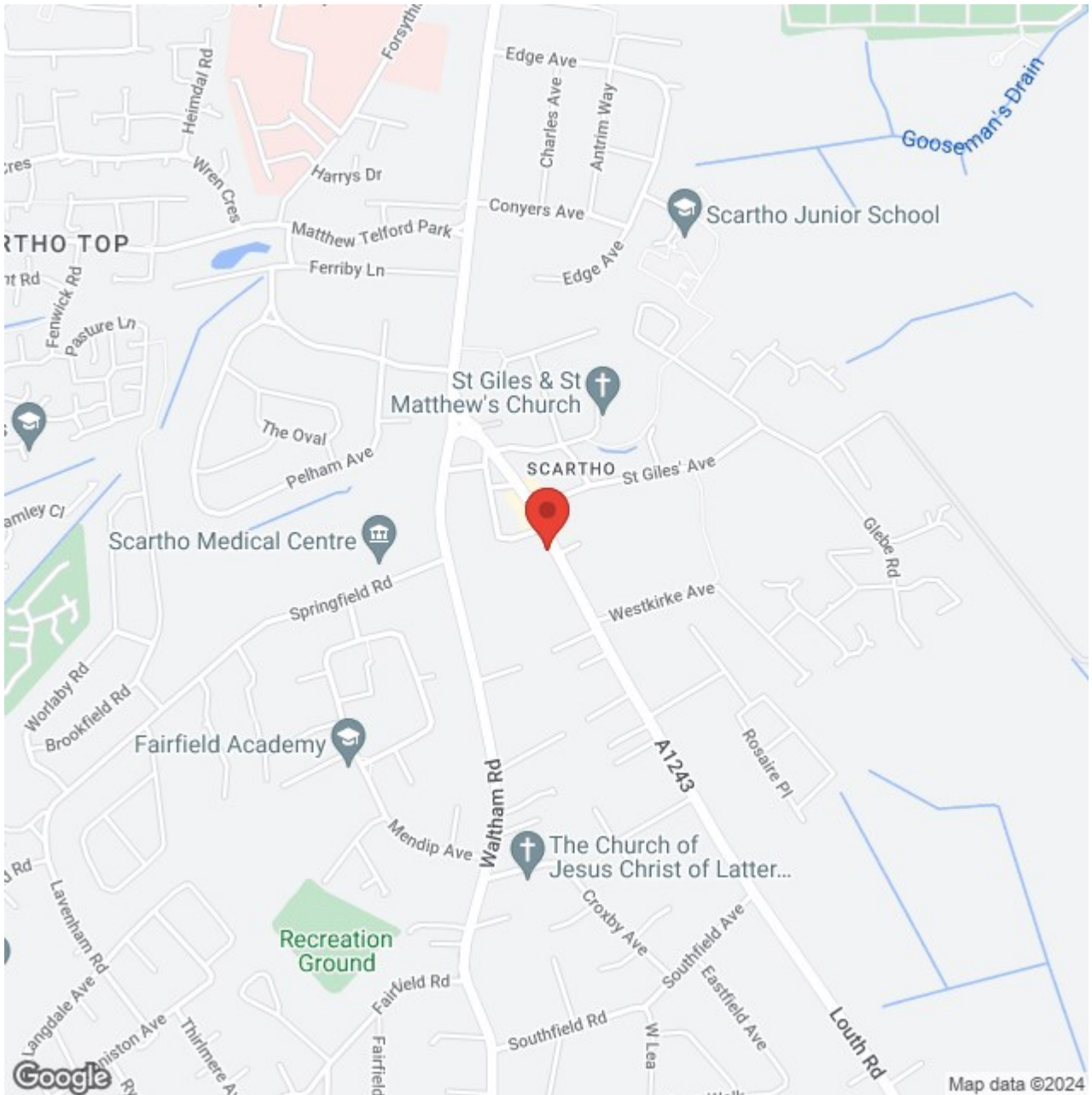


## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>57</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 Emma Hyldon 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 Emma Hyldon directly on 07522 622 159 or [emma@personal-touch-mortgages.co.uk](mailto:emma@personal-touch-mortgages.co.uk).

Bettles, Miles and Holland Estate Agents is an introducer to Personal Touch Mortgages (Lincs) Ltd, which is an appointed representative of PRIMIS Mortgage Network, which is authorised and regulated by the Financial Conduct Authority.

*YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.*

*They normally charge a fee for mortgage advice. The amount will depend on your circumstances. A typical fee would be £99 payable upon application and further £300 payable on production of offer.*

*(BMH may recommend the services of Emma Hyldon Personal Touch Mortgages 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 Emma Hyldon.)*

**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