

BETTLES, MILES & HOLLAND

Estate Agents - Valuers

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PROPERTY FOR SALE

54 LOUTH ROAD, GRIMSBY

PURCHASE PRICE £170,000 - NO CHAIN



VIEWING

By appointment with this office

COUNCIL TAX BAND

C

PURCHASE PRICE

£170,000

TENURE

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



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54 LOUTH ROAD, GRIMSBY

BEING SOLD VIA SECURE SALE ONLINE BIDDING. Terms & Conditions apply. Starting Bid £170,000

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

54 LOUTH ROAD, GRIMSBY

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.

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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.

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.



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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



FRONT SHOT



AUCTIONEERS NOTES

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction.

In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere.

Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

Auctioneers Additional Comments

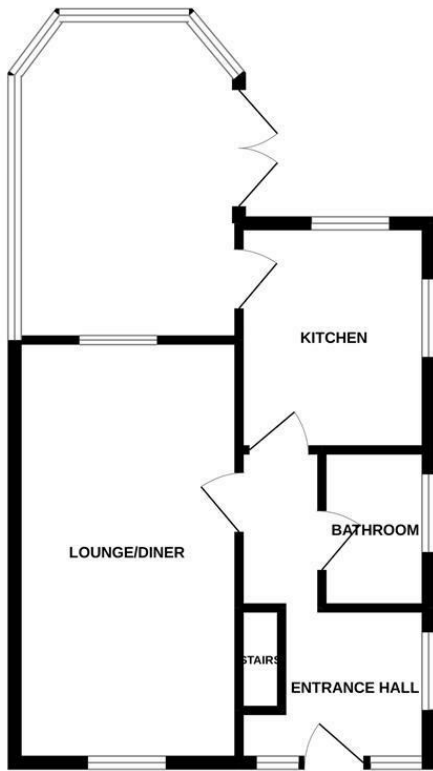
In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of 6,000 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.

Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to

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third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.

GROUND FLOOR




1ST FLOOR




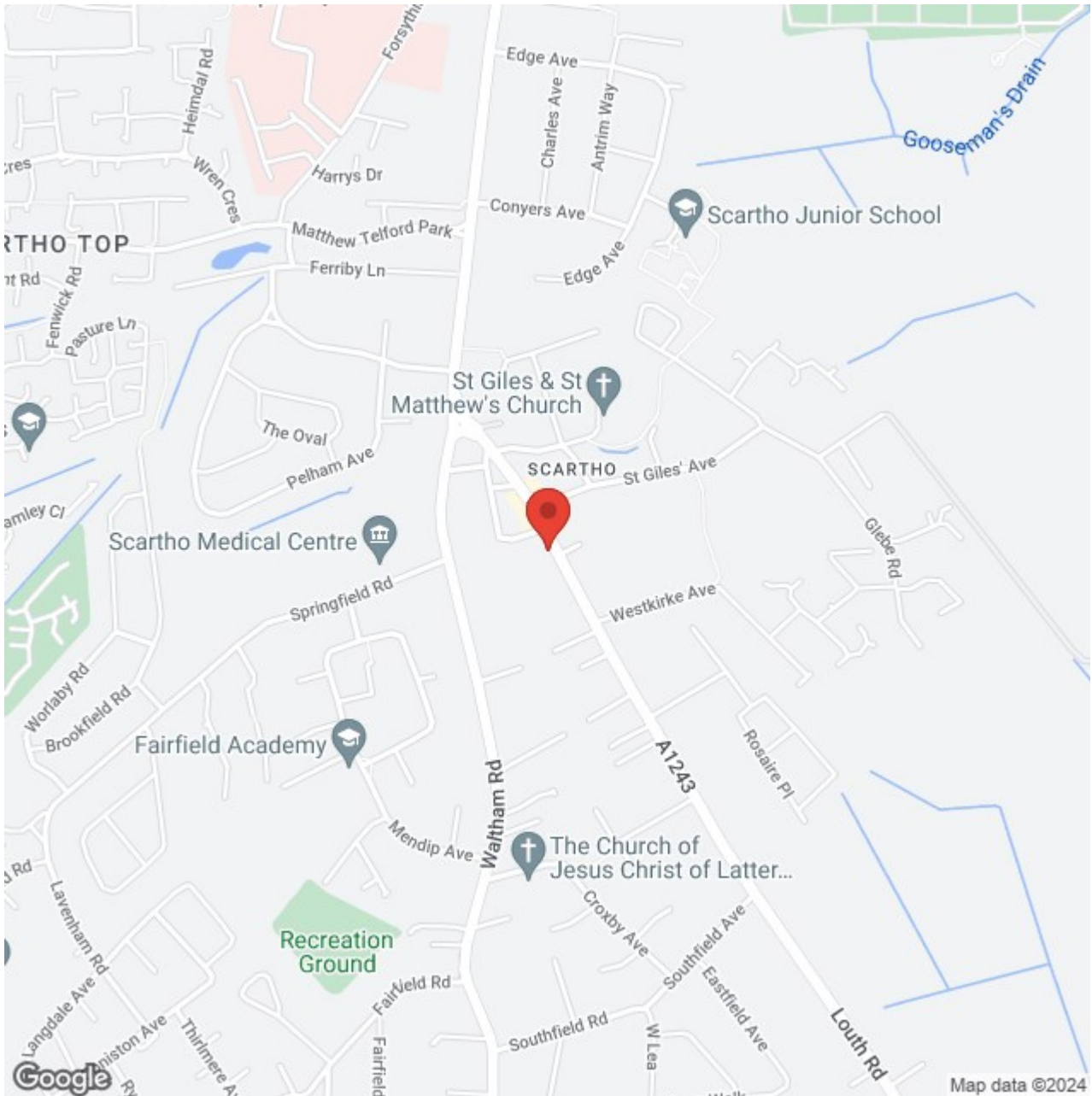
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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) A		
(81-91) B		83
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

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

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