

BETTLES, MILES & HOLLAND

Estate Agents - Valuers

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PROPERTY FOR SALE

30 ALBATROSS DRIVE, AYLESBY PARK, GRIMSBY

PURCHASE PRICE £230,000 FREEHOLD



VIEWING

By appointment with this office

COUNCIL TAX BAND

C

PURCHASE PRICE

£230,000

TENURE

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



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30 ALBATROSS DRIVE, AYLESBY PARK, GRIMSBY

Bettles, Miles and Holland are delighted to offer for sale this detached property situated in a quite cul-de-sac position. It is close to the local amenities and well-regarded schools in the area and has good access to the A180. The property comprises of a welcoming entrance hall, a fitted kitchen/breakfast room, a spacious lounge with double doors into the dining room, a conservatory and a WC. To the first floor you have four good size bedrooms and a modern family bathroom. The property has u.PVC double glazing, gas central heating, front and rear gardens, a drive providing ample parking and a detached garage. This property is requiring a little TLC and must be viewed to appreciate all on offer here.

ENTRANCE HALL

Through a centralised composite front door into the hall with stairs to the first floor accommodation, a central heating radiator, laminate to the floor and there is a light and coving to the ceiling.



WC

The WC with a white cabinetised sink and WC both with chrome fittings. The central heating boiler, a built in cupboard and there is plumbing for a washing machine. There is a tiled floor, a light and coving to the ceiling.

LOUNGE

10'8 max x 15'4 max (3.25m max x 4.67m max)

The spacious lounge is to the front of the property with a u.PVC double glazed window, a white feature fire surround with a marble back and heart and a coal effect electric fire. Two central heating radiators, a light and coving to the ceiling.



LOUNGE

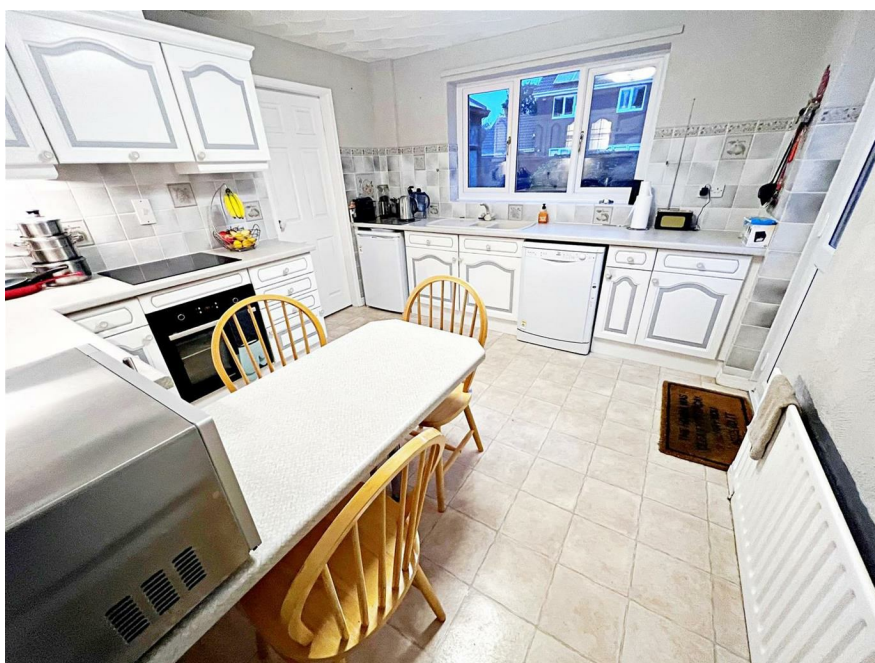
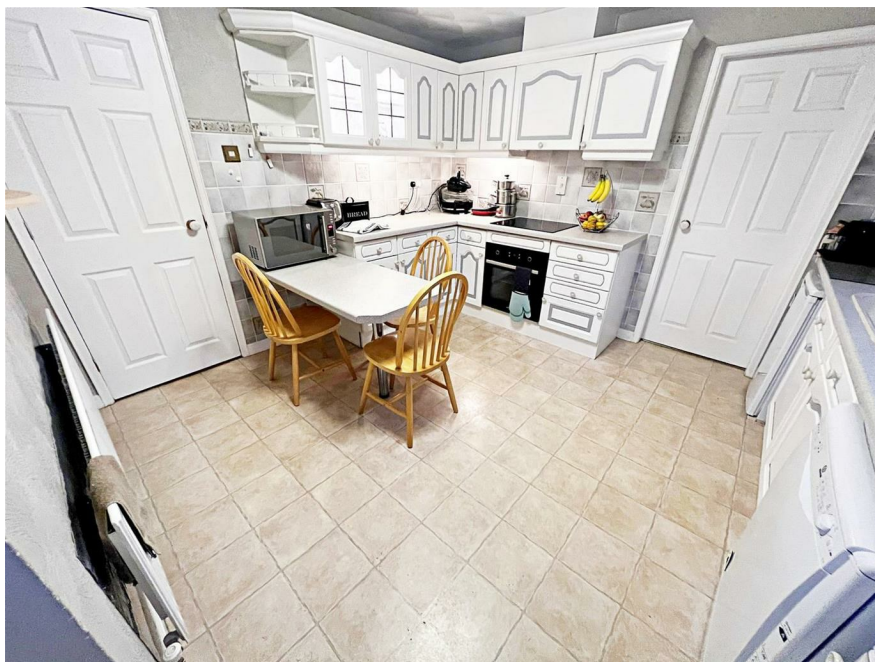


30 ALBATROSS DRIVE, AYLESBY PARK, GRIMSBY

KITCHEN

11'9 x 10'10 (3.58m x 3.30m)

The kitchen with a range of wall and base units with contrasting work surfaces and tiled reveals, a cream sink unit with a cream mixer tap. An integrated electric oven and Induction hob with a housed extractor fan above and there is plumbing for a dish washer and space for an under counter fridge. A u.PVC double glazed window and door, a central heating radiator, vinyl Rhino flooring, a light to the ceiling and under unit lighting.



DINING ROOM

11'10 x 10'10 (3.61m x 3.30m)

The dining room with a sliding patio door into the conservatory and double doors into the lounge and a central heating radiator. There is a light and coving to the ceiling.



CONSERVATORY

10'7 x 9'1 (3.23m x 2.77m)

The conservatory with u.PVC double glazed windows to three sides, a u.PVC double glazed door leads you into the garden, and there is a fan light to the ceiling.



LANDING

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

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BATHROOM

9'4 max x 5'7 (2.84m max x 1.70m)

The bathroom with a white suite comprising of a P-Shaped bath with chrome taps, an electric shower over and a curved shower screen. A pedestal wash hand basin with chrome taps and a WC with a central chrome flush. A u.PVC double glazed window, fully tiled walls, a white ladder style central heating radiator, laminate to the floor and spot lights to the ceiling.



BEDROOM 1

11'5 to wardrobes x 12'4 (3.48m to wardrobes x 3.76m)

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



BEDROOM 1



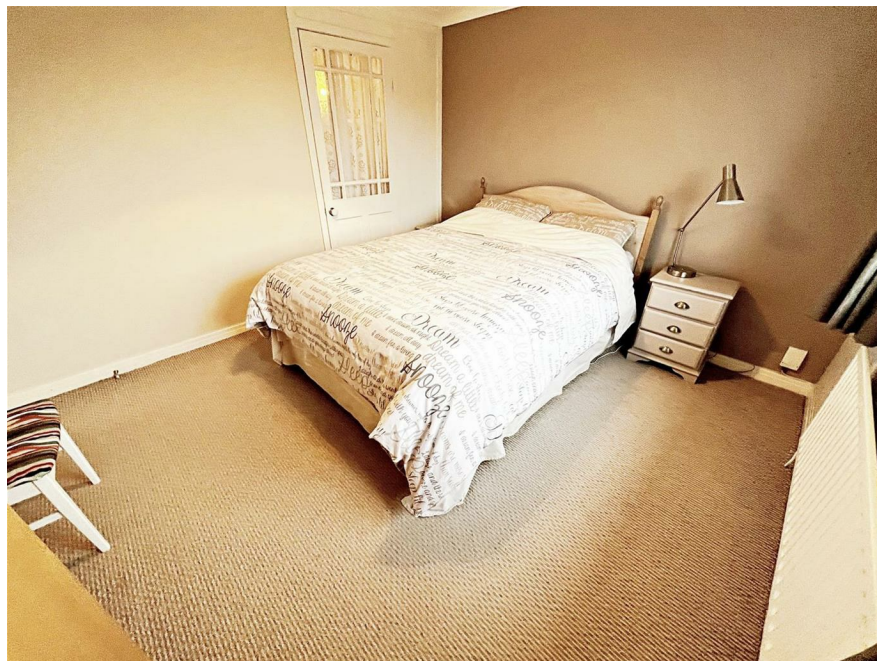
BEDROOM 2

12'1 x 10'7 (3.68m x 3.23m)

Another double bedroom to the front of the property with a u.PVC double glazed window, a central heating radiator, a walk-in wardrobe, a light and coving to the ceiling.



BEDROOM 2



BEDROOM 3

8'8 x 9'10 (2.64m x 3.00m)

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



BEDROOM 4

8'11 x 8'11 (2.72m x 2.72m)

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

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OUTSIDE

The front of the property is open plan and is laid to lawn and there is a concrete drive providing ample off road parking which leads to the detached garage.

The rear garden has a fenced boundary and has a large circle in the centre which is laid to lawn with decorative stones around. There is a raised patio area and a section of established plants and shrubs.

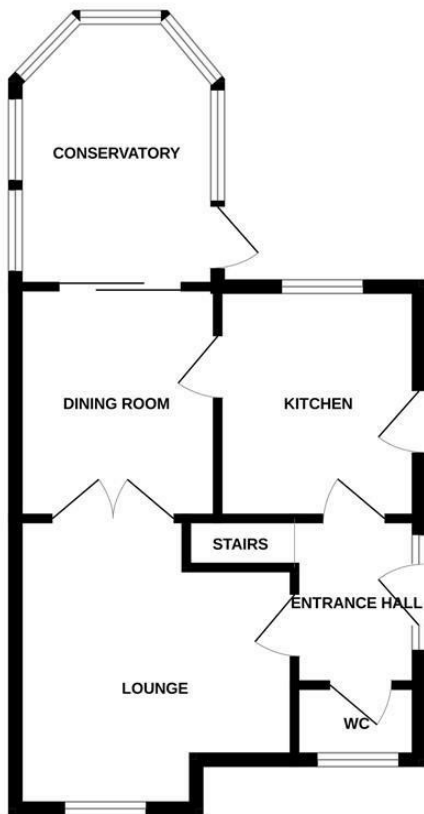


GARAGE

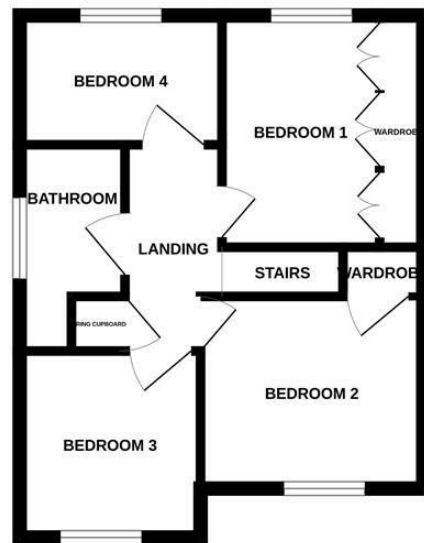
The detached brick garage with an up and over door, a u.PVC double glazed window to the side and there is light and power within.



GROUND FLOOR

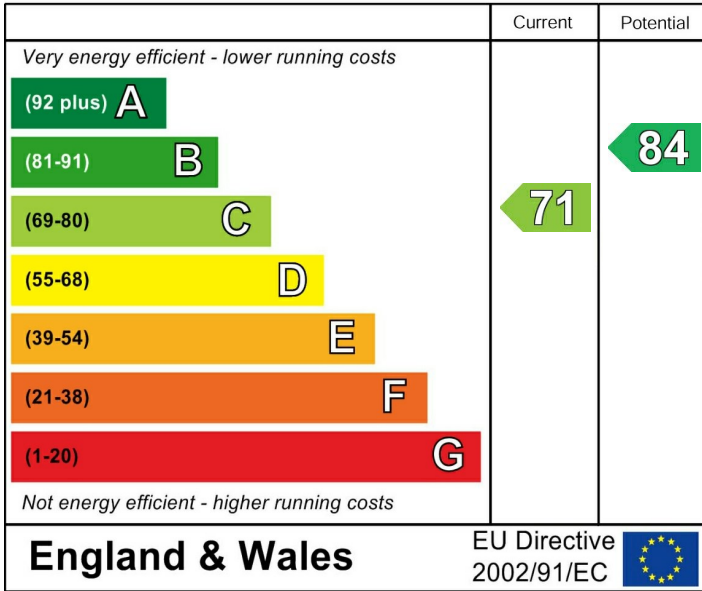


1ST FLOOR

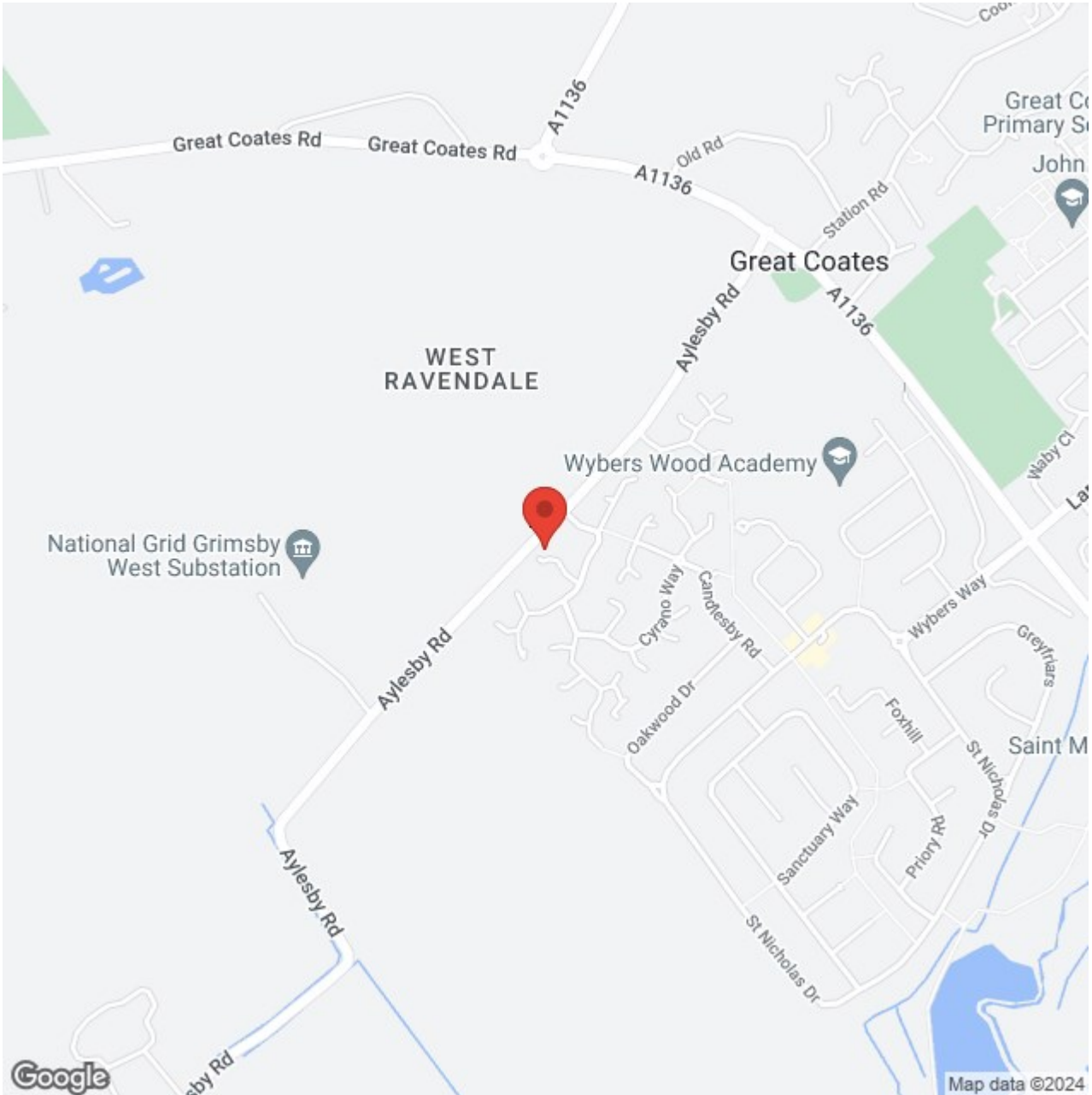
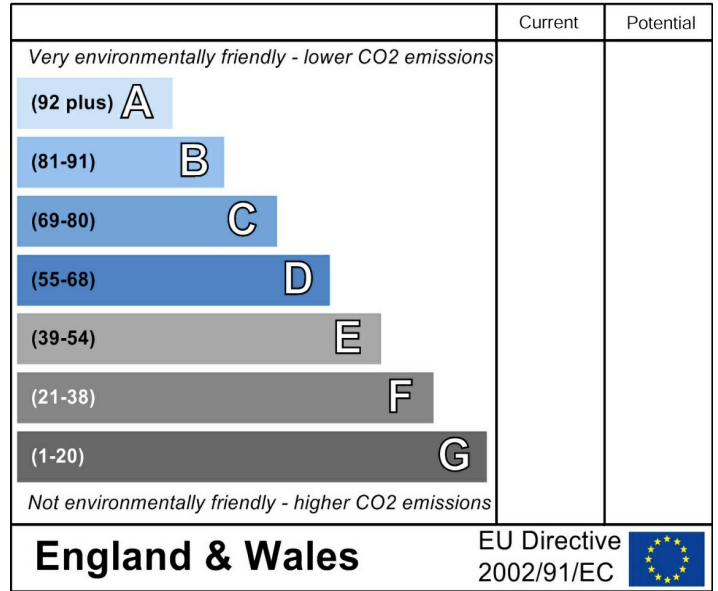


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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 (CO₂) Rating



ADDITIONAL NOTES

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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.

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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 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 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.)

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*** ALL MEASUREMENTS STATED ARE APPROXIMATE.**

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