

# BETTLES, MILES & HOLLAND

## Estate Agents - Valuers

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### PROPERTY FOR SALE

### 3 -5 NORTH END ROAD, TETNEY GRIMSBY

**PURCHASE PRICE £179,950 - NO CHAIN**



#### VIEWING

By appointment with this office

#### COUNCIL TAX BAND

B

#### PURCHASE PRICE

£179,950

#### 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



### 3 -5 NORTH END ROAD, TETNEY GRIMSBY

Bettles, Miles and Holland are delighted to offer for sale this spacious semi detached property in the sought after location of Tetney. The property used to be two properties but the current owners have made this into one property. The property comprises of an entrance hall, a modern fitted kitchen with space for a table and chairs, a WC, a second reception room and then through to a lovely lounge dinner with a window to the front and sliding patio doors to rear leading to the garden. To the first floor are three really good size bedrooms and family bathroom with a separate shower enclosure. The property has a low maintenance front garden and the rear garden is in two sections one is laid to lawn with a wooden gate leading to the second section which is laid to decorative stones for ease of maintenance. The property is neutrally decorated and benefits from u.PVC double glazing and gas central heating and is offered for sale with no chain.

#### ENTRANCE HALL

Through a u.PVC double glazed door into the hall, a central heating radiator, vinyl to the floor and a light to the ceiling.

#### LOUNGE/DINER



#### LOUNGE/DINER



### 3 -5 NORTH END ROAD, TETNEY GRIMSBY

#### **LOUNGE/DINER**

20'9 x 11'10 (6.32m x 3.61m)

The lounge/diner with a u.PVC double glazed window to the front and sliding patio doors to the rear, two central heating radiators, two lights and coving to the ceiling. This is a light and airy spacious room.



#### **RECEPTION ROOM**

20'9 x 11'10 (6.32m x 3.61m)

With a u.PVC double glazed window to the front, a central heating radiator, stairs to the first floor accommodation, two lights and coving to the ceiling. Again another spacious room.



**RECEPTION ROOM**



**KITCHEN**

9'0 x 11'8 (2.74m x 3.56m)

The kitchen with a range of cream wall and base units with contrasting work surfaces, a stainless steel sink and drainer with a chrome mixer tap. An integrated electric oven and a gas hob with a stainless steel extractor fan above, plumbing for a washing machine. A u.PVC double glazed window to the rear, a central heating radiator, vinyl to the floor and two lights to the ceiling.



**KITCHEN**



### 3 -5 NORTH END ROAD, TETNEY GRIMSBY

#### WC

With a WC, a wall mounted sink, part tiled walls, a u.PVC double glazed window, a central heating radiator, vinyl to the floor and a light to the ceiling.

#### LANDING

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

#### BATHROOM

8'6 x 8'9 (2.59m x 2.67m)

The bathroom with a white suite comprising of a paneled bath with chrome taps, a pedestal wash hand basin with chrome taps, a WC with a central chrome flush and shower enclosure with an electric shower. A u.PVC double glazed obscure window to the rear, part tiled walls, a central heating radiator, a cupboard housing the central heating boiler and a light to the ceiling.

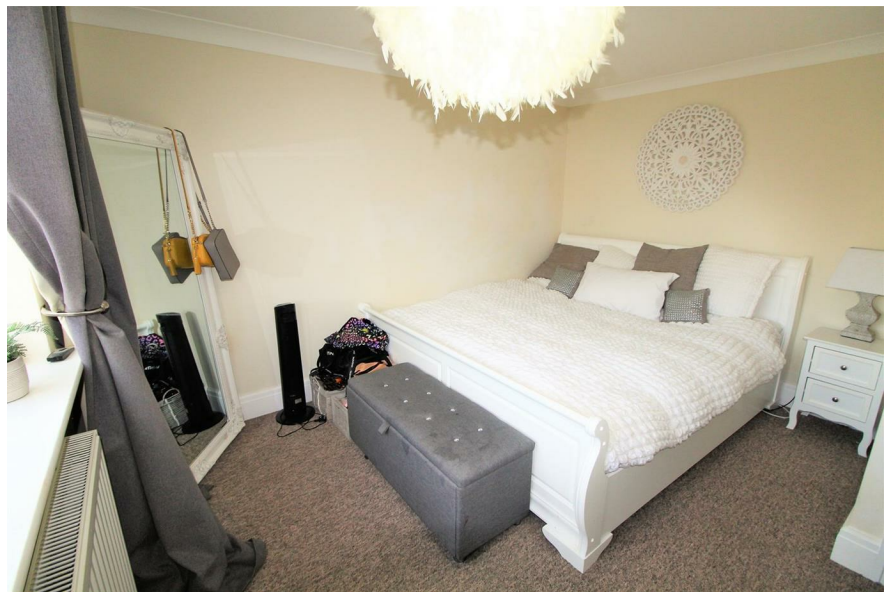


### 3 -5 NORTH END ROAD, TETNEY GRIMSBY

#### **BEDROOM 1**

11'7 x 11'10 (3.53m x 3.61m)

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



**BEDROOM 2**

11'6 x 12'0 (3.51m x 3.66m)

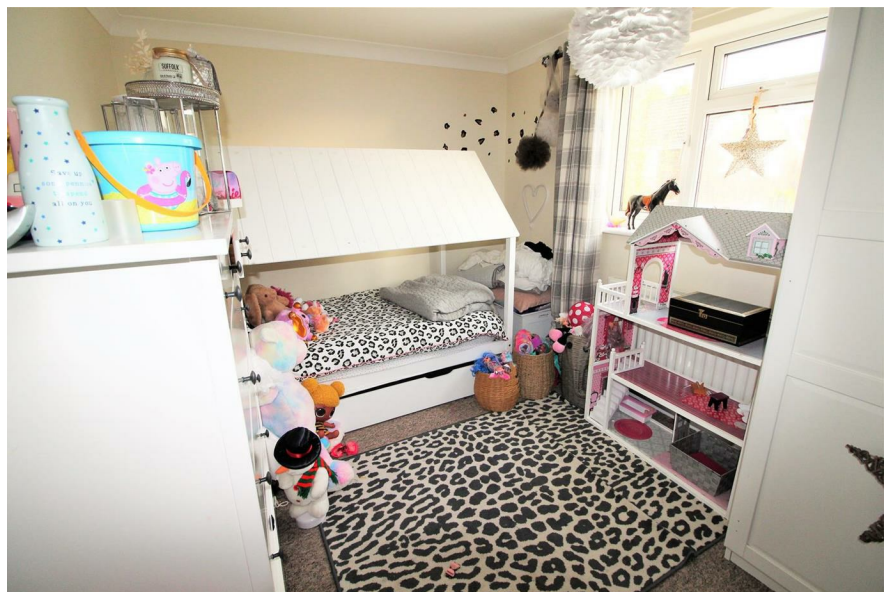
Another double bedroom to the front of the property with a u.PVC double glazed window, a central heating radiator and a light and coving to the ceiling.



**BEDROOM 3**

8'5 x 11'10 (2.57m x 3.61m)

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



### 3 -5 NORTH END ROAD, TETNEY GRIMSBY

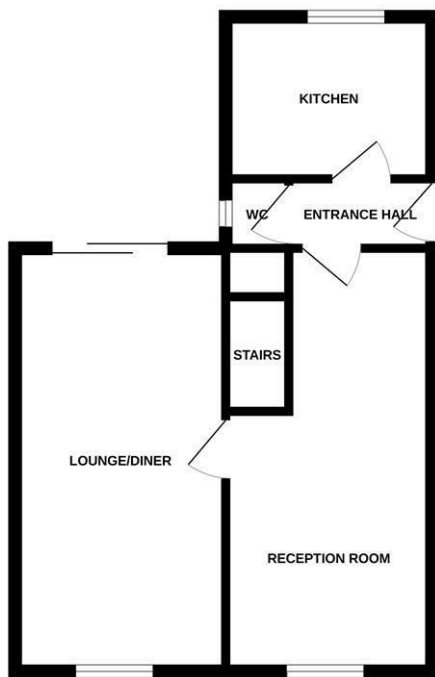
#### OUTSIDE

The front of the property has a fenced and hedged boundary with a wrought iron gate it is laid to decorative stones and a concrete path. The rear garden is in two section and has a fenced boundary. The first section is laid to lawn with a patio area outside the patio doors and a timber shed, the second section is laid to decorative stones for ease of maintenance.

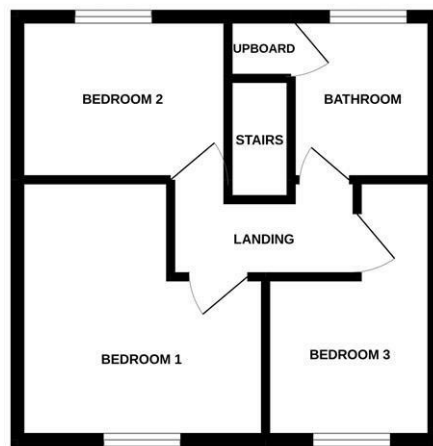




GROUND FLOOR

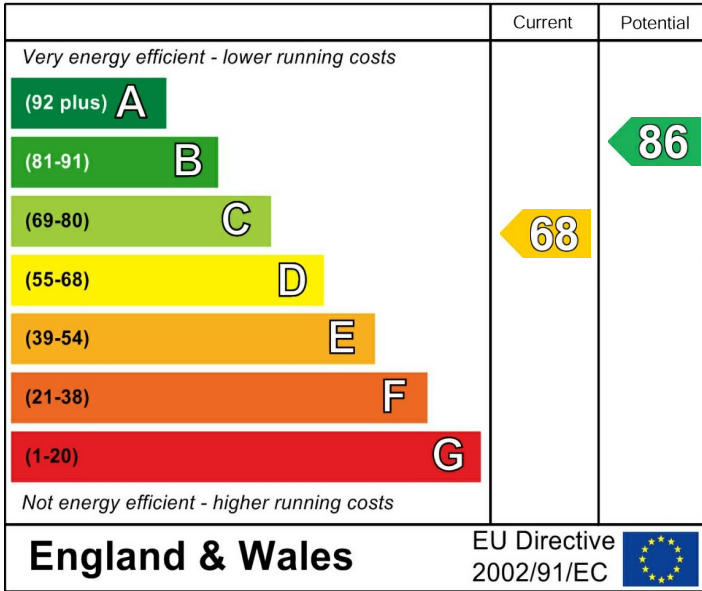


1ST FLOOR

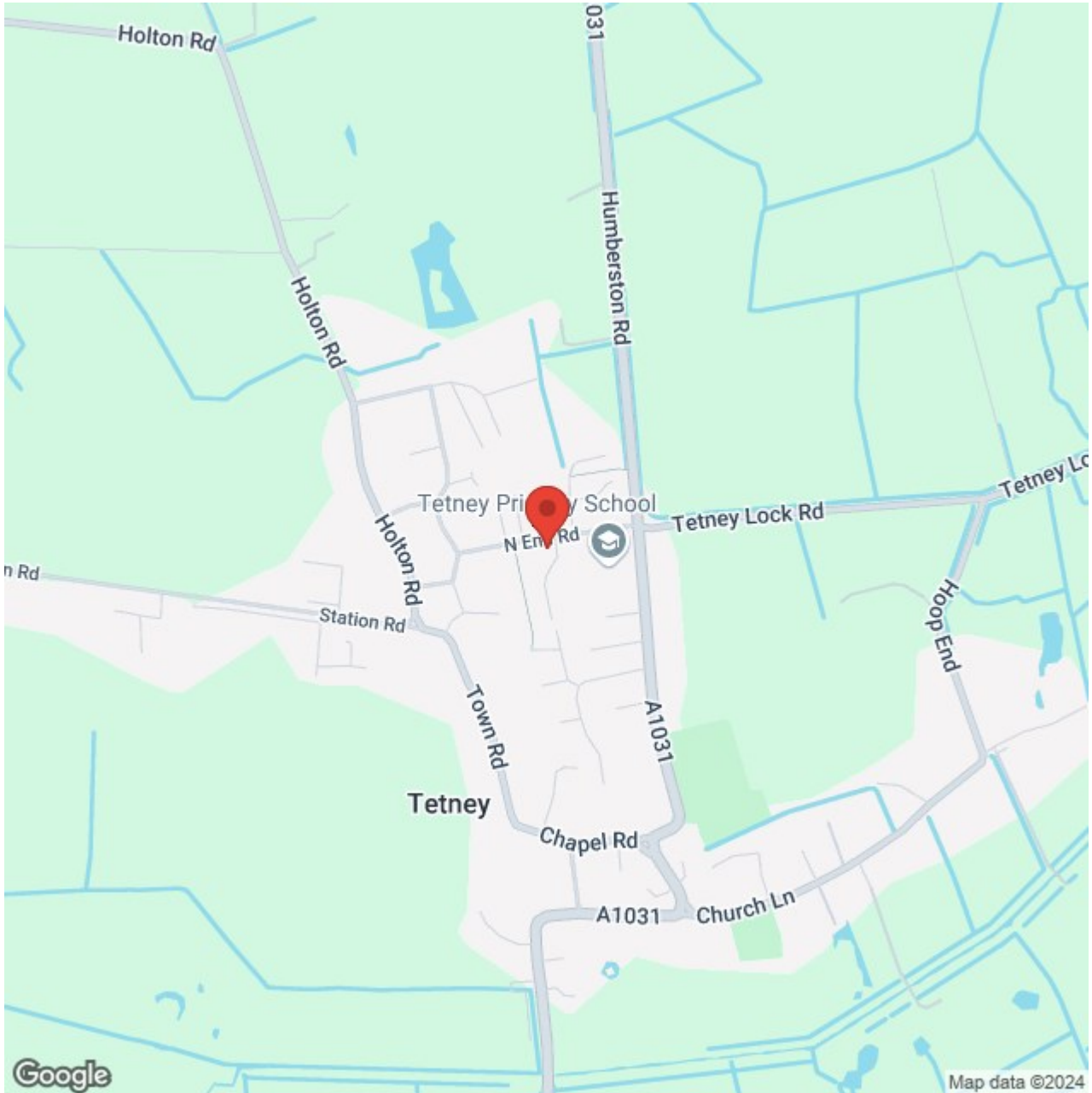
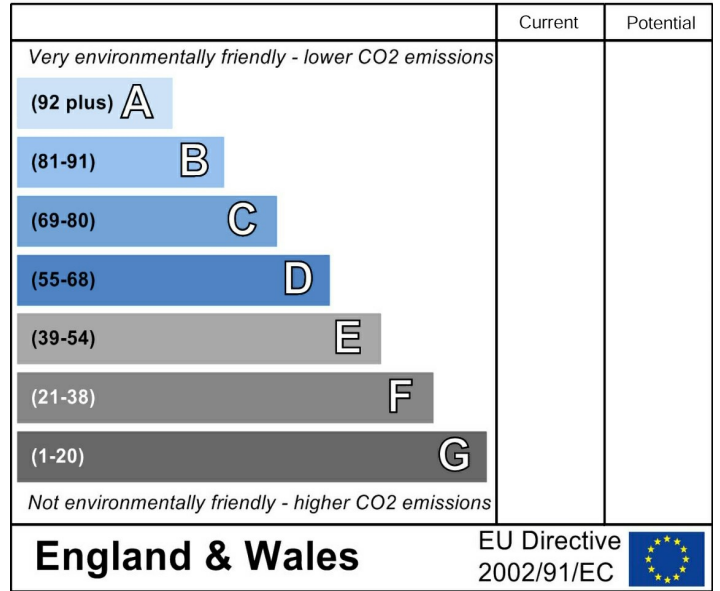


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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

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