

# BETTLES, MILES & HOLLAND

## Estate Agents - Valuers

Registered Office: 15 SEAVIEW STREET, CLEETHORPES, NORTH EAST LINCOLNSHIRE, DN35 8EU

Telephone: (01472) 691455 / 698698

Email: [info@bmhestateagents.co.uk](mailto:info@bmhestateagents.co.uk)

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### PROPERTY FOR SALE

### 1 ST. PETERS CRESCENT, HUMBERSTON GRIMSBY

**PURCHASE PRICE £210,000 - NO CHAIN**



#### VIEWING

By appointment with this office

#### COUNCIL TAX BAND

B

#### PURCHASE PRICE

£210,000

#### TENURE

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



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## **1 ST. PETERS CRESCENT, HUMBERSTON GRIMSBY**

Nestled in the desirable area of St. Peters Crescent in Humberston, Grimsby, this charming detached bungalow presents an excellent opportunity for those seeking a comfortable and spacious home. Boasting three bedrooms, this property is ideal for families or those looking to downsize without compromising on space.

Upon entering, you are welcomed into a generous hall, a lounge that offers a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The kitchen, while in need of modernisation, provides a functional space for culinary pursuits and has the potential to be transformed into a contemporary hub of the home. The bathroom is conveniently located, serving the three bedrooms with ease.

The exterior of the property is equally appealing, featuring both front and rear gardens that offer a delightful outdoor space for gardening enthusiasts or simply enjoying the fresh air. A drive provides off-road parking, ensuring convenience for residents and visitors alike, while a garage adds further practicality for storage or vehicle accommodation.

This bungalow benefits from double glazing and gas central heating, ensuring a comfortable living environment throughout the year. Although the property is clean and tidy, it presents an exciting opportunity for the new owner to inject their personal style and modernise the space to their liking.

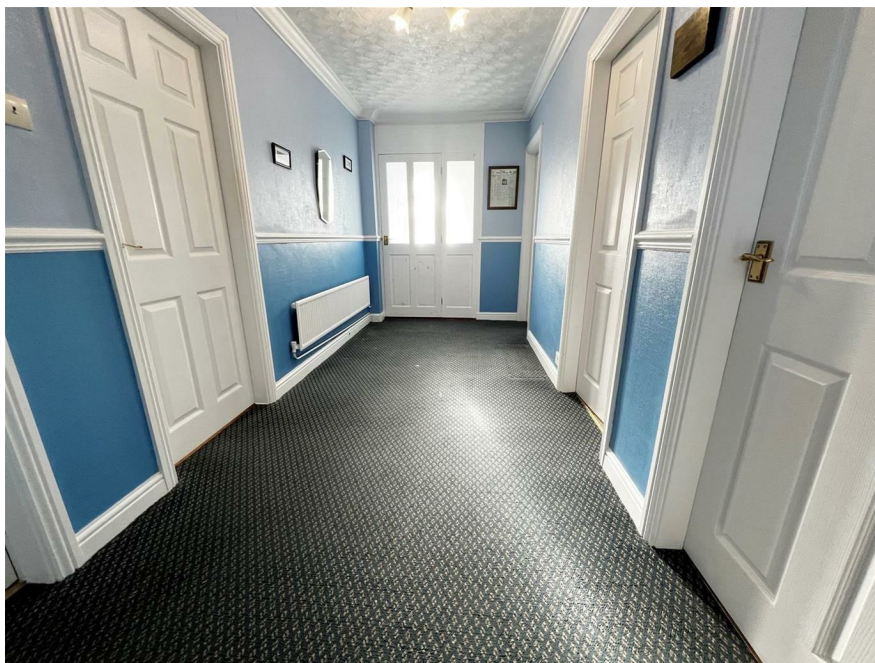
In summary, this detached bungalow in a sought-after location is a rare find, offering ample living space, outdoor enjoyment, and the potential for personalisation. It is a perfect canvas for those looking to create their dream home in Humberston.

### **ENTRANCE PORCH**

Through a composite front door into the porch with a storage cupboard and laminate to the floor.

### **HALL**

Through a hardwood and glazed door with a side panel into the hall where doors to all rooms lead off. There is a central heating radiator, a light and coving to the ceiling.





## 1 ST. PETERS CRESCENT, HUMBERSTON GRIMSBY

### **LOUNGE**

14'0 x 10'11 (4.27m x 3.33m)

The lounge to the front of the bungalow with a u.PVC double glazed window, a central heating radiator, a white painted fire surround with a tiled back and hearth and an electric fire, wall lights, coving to the ceiling.



### **KITCHEN**

9'4 x 10'0 (2.84m x 3.05m)

The kitchen with a range of off-white wall and base units with contrasting work surfaces and a breakfast bar, a white sink unit with a chrome mixer tap. There is space for free standing cooker and a fridge/freezer and plumbing for a washing machine. A u.PVC double glazed window and door, part tiled walls, a tiled floor, a central heating radiator, a light and coving to the ceiling.



## 1 ST. PETERS CRESCENT, HUMBERSTON GRIMSBY

### **KITCHEN**



### **BATHROOM**

7'2 x 5'10 (2.18m x 1.78m)

The bathroom with a grey coloured suite comprising of a paneled bath, a pedestal wash hand basin and a WC all with Brass effect fittings. A u.PVC double glazed window, fully tiled walls, wood effect laminate to the floor, a central heating radiator, loft access and a light to the ceiling.



### **BEDROOM 1**

12'6 into bay x 10'11 (3.81m into bay x 3.33m)

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





## 1 ST. PETERS CRESCENT, HUMBERSTON GRIMSBY

### **BEDROOM 2**

6'10 x 10'11 (2.08m x 3.33m)

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



### **BEDROOM 3**

10'5 x 10'11 (3.18m x 3.33m)

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



## 1 ST. PETERS CRESCENT, HUMBERSTON GRIMSBY

### OUTSIDE

The front of the property has a fenced boundary with double wrought iron gates, it is mainly laid to lawn with borders. There is a block paved drive with wooden double gates leading to the garage.

The rear garden has a fenced boundary and is mainly laid to lawn and a block-paved path.



### OUTSIDE





## 1 ST. PETERS CRESCENT, HUMBERSTON GRIMSBY

### DRIVEWAY

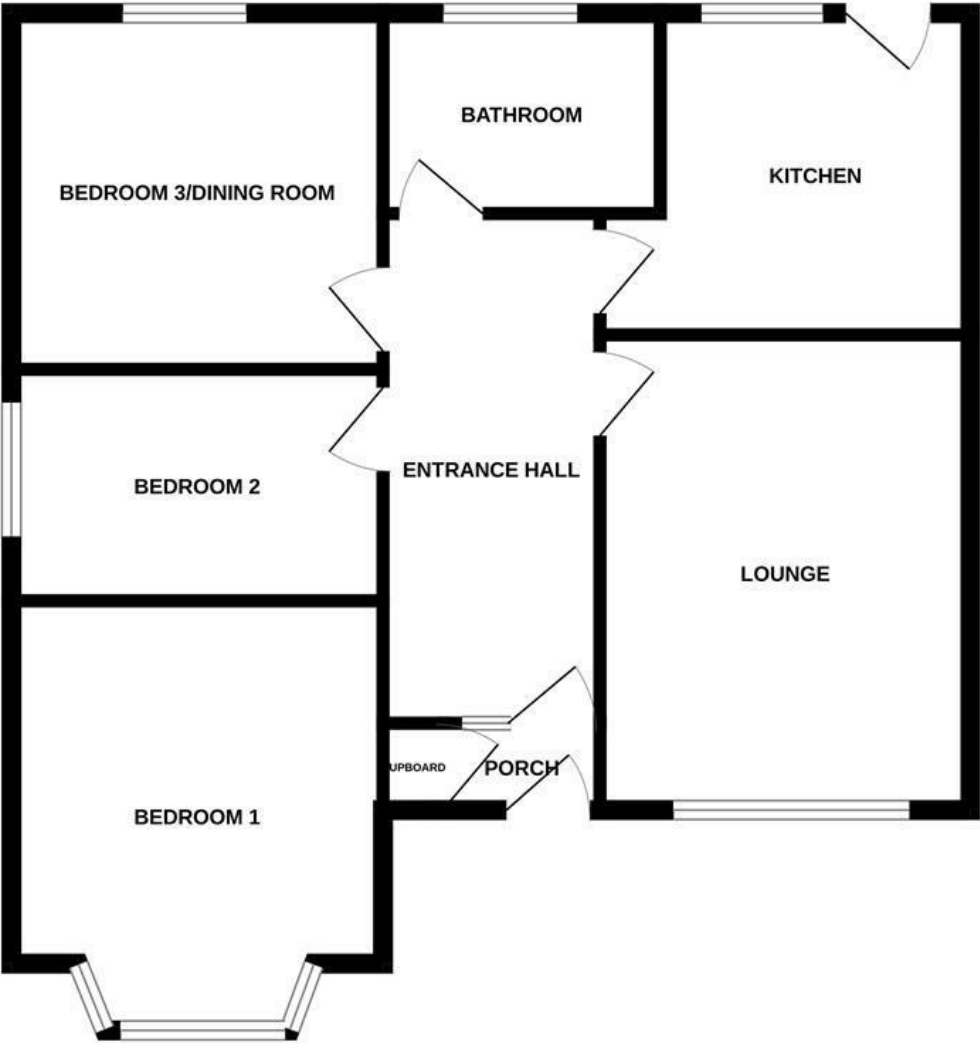


### GARAGE

The detached garage with an up and over door, a window to the side, light and power within.

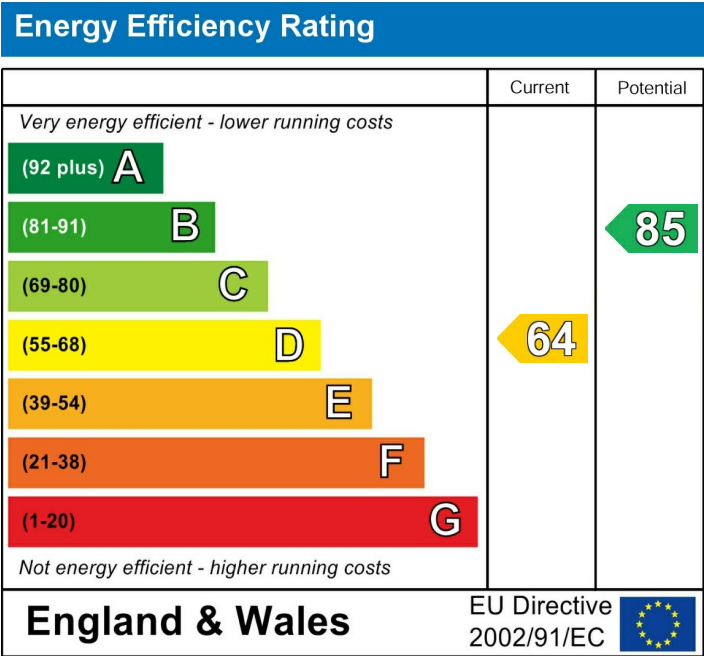


GROUND FLOOR



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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## ADDITIONAL NOTES

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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](mailto:james@jdwassociates.co.uk).

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***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.)*

**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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