

BETTLES, MILES & HOLLAND

Estate Agents - Valuers

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PROPERTY FOR SALE

87 WINDERMERE AVENUE, GRIMSBY

PURCHASE PRICE £260,000 FREEHOLD



VIEWING

By appointment with this office

COUNCIL TAX BAND

C

PURCHASE PRICE

£260,000

TENURE

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



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87 WINDERMERE AVENUE, GRIMSBY

Bettles, Miles and Holland are delighted to offer for sale this stunning three-bedroom detached house boasts a sought-after location and elegant presentation throughout. The modern kitchen/breakfast room seamlessly flows into a conservatory/dining area, creating a bright and inviting space. A light-filled lounge adds to the charm, while a contemporary bathroom and convenient downstairs WC offer modern comfort. Situated on a corner plot, the property features spacious gardens, ample parking, double glazing, and efficient gas central heating, making it a truly desirable home.

ENTRANCE HALL

Through a composite front door with side panel, a u.PVC double glazed window, a central heating radiator, stairs to the first floor accommodation, luxury click vinyl flooring and a light to the ceiling.



LOUNGE

15'9 x 10'6 (4.80m x 3.20m)

The lounge is to the front of the property with a u.PVC double glazed window, a central heating radiator and a light to the ceiling.



LOUNGE



KITCHEN/BREAKFAST ROOM

16'7 x 7'9 (5.05m x 2.36m)

The kitchen/breakfast room with a range of wall and base units with contrasting work surfaces and a breakfast bar, a grey sink unit with a chrome mixer tap. Space for a fridge/freezer and cooker with a stainless steel extractor fan above. Plumbing for a washing machine and the central heating boiler is housed within a wall unit. A u.PVC double glazed window, a central heating radiator, luxury click vinyl flooring and spot light to the ceiling. This room opens up into the conservatory.



KITCHEN/BREAKFAST ROOM



CONSERVATORY

14'8 x 9'10 (4.47m x 3.00m)

With u.PVC double glazed windows to three sides, u.PVC double glazed French doors, a central heating radiator, luxury click vinyl flooring and a light to the ceiling.



WC

4'10 x 2'5 (1.47m x 0.74m)

The WC with a white WC with a central chrome flush, a white sink set in a grey vanity unit with a matt black mixer tap, luxury click vinyl flooring and there is a wall light.

LANDING

Up the stairs to the first floor accommodation where doors to all rooms lead off, a u.PVC double glazed window and a light to the ceiling.

87 WINDERMERE AVENUE, GRIMSBY

BATHROOM

5'10 x 5'4 (1.78m x 1.63m)

The bathroom with a cabinetised sink and WC with chrome fittings, a white P-Shaped bath with a plumbed shower and a glass shower screen. A u.PVC double glazed window, tiled walls, a chrome ladder style radiator, vinyl to the floor and spot lights to the ceiling.



BEDROOM 1

11'3 x 10'7 (3.43m x 3.23m)

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



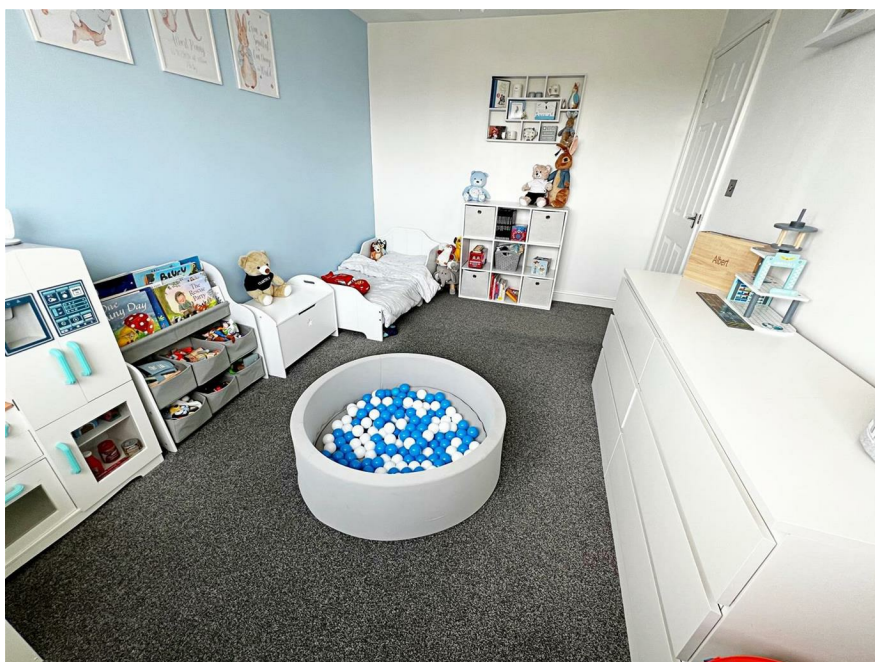
BEDROOM 2

12'10 x 9'2 (3.91m x 2.79m)

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



BEDROOM 2



87 WINDERMERE AVENUE, GRIMSBY

BEDROOM 3

9'5 x 7'4 (2.87m x 2.24m)

With a u.PVC double glazed window to the front, a central heating radiator, loft access and a light to the ceiling.



DETACHED GARAGE

The detached brick garage with an up and over door and window to the side and there is light and power within.



87 WINDERMERE AVENUE, GRIMSBY

OUTSIDE

The property stands on a corner plot making it larger than average with a walled and fenced boundary and double wooden gates leads to a gravelled drive providing ample off road parking. The remainder of side and rear garden is laid to lawn and there is a patio area. The front garden is laid to decorative stones with established mature trees and shrubs



OUTSIDE

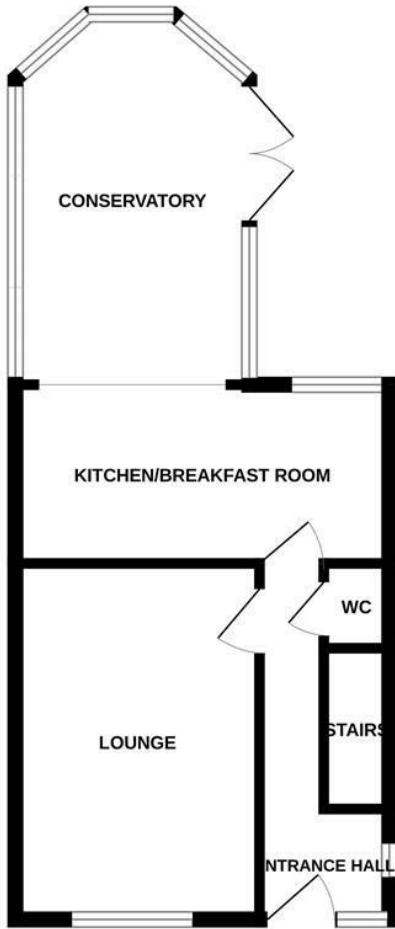


87 WINDERMERE AVENUE, GRIMSBY

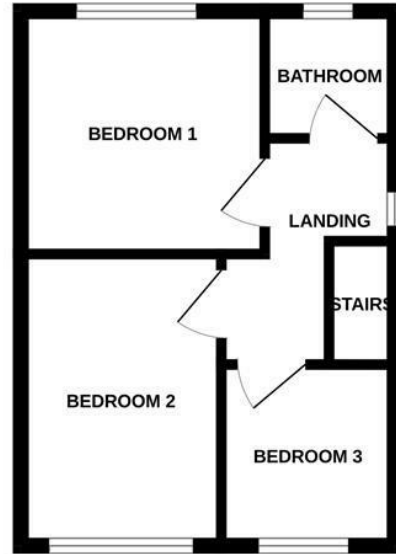
OUTSIDE



GROUND FLOOR




1ST FLOOR




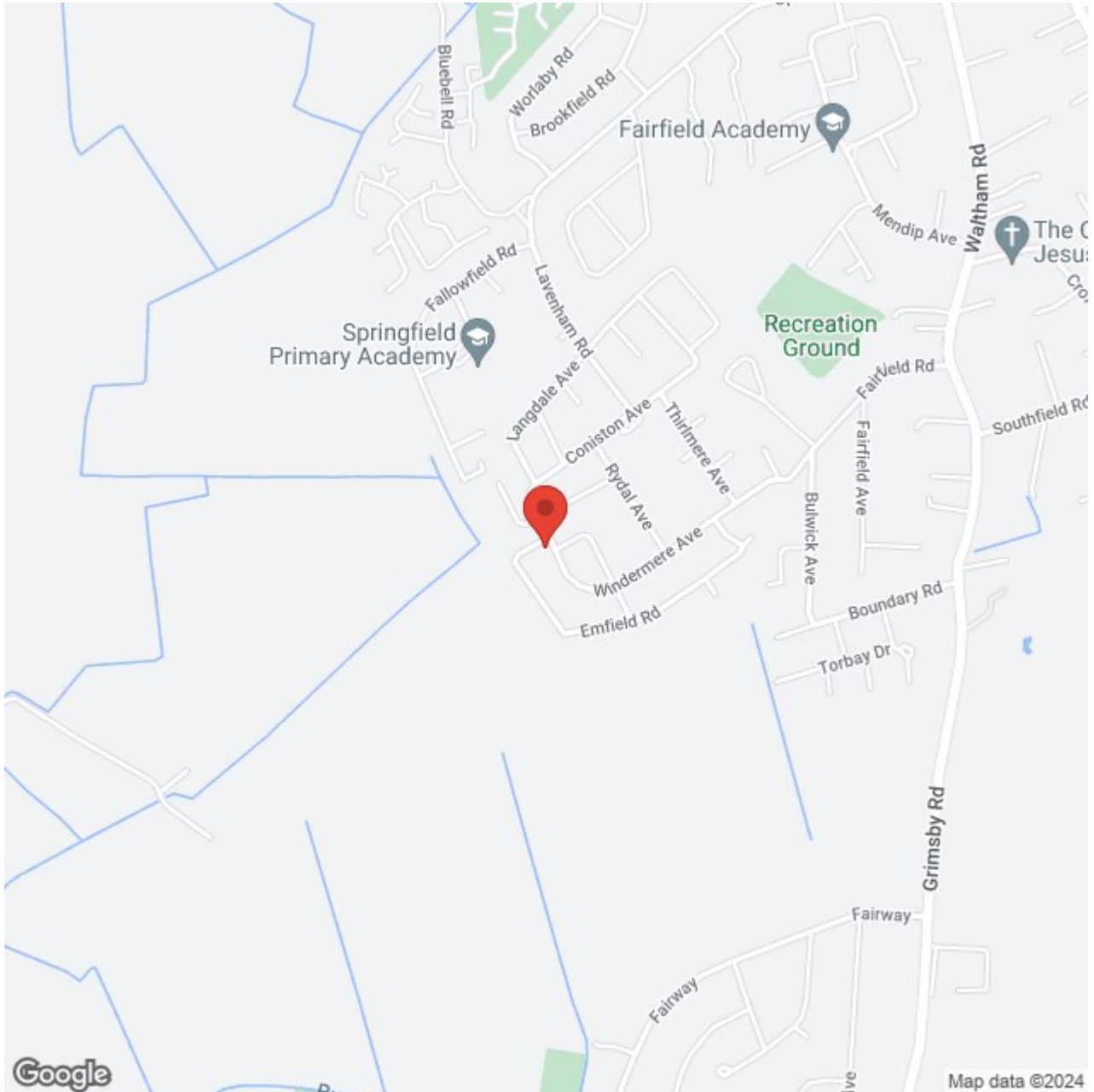
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	67	80
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.

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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.

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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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