

BETTLES, MILES & HOLLAND

Estate Agents - Valuers

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PROPERTY FOR SALE

21 SALSURY AVENUE, GRIMSBY

PURCHASE PRICE £149,950 NO CHAIN



VIEWING

By appointment with this office

COUNCIL TAX BAND

B

PURCHASE PRICE

£149,950

TENURE

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



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21 SALSBURY AVENUE, GRIMSBY

Bettles, Miles and Holland are delighted to offer for sale with no chain this semi-detached house located close to the local amenities and schools. It is also close to the Diana Princess of Wales Hospital, the Grimsby Institute and is within walking distance of the Town Centre and all that it has to offer. The property comprises of an entrance hall, a light and airy lounge/diner and a fitted kitchen. To the first floor there is a wet room, two double bedrooms, both with fitted wardrobes and a single bedroom. The property has double glazing, gas central heating, a detached garage with light and power, a drive and a beautiful south facing rear garden. This property must be viewed to appreciate all on offer.

ENTRANCE HALL

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



LOUNGE/DINER

25'3 into bay x 10'3 max (7.70m into bay x 3.12m max)

The lounge/diner with a u.PVC double glazed walk-in bay window to the front and aluminium sliding patio doors to the rear, a white fire surround with a marble effect back and hearth and a coal effect gas fire. Two central heating radiators and two lights and coving to the ceiling.



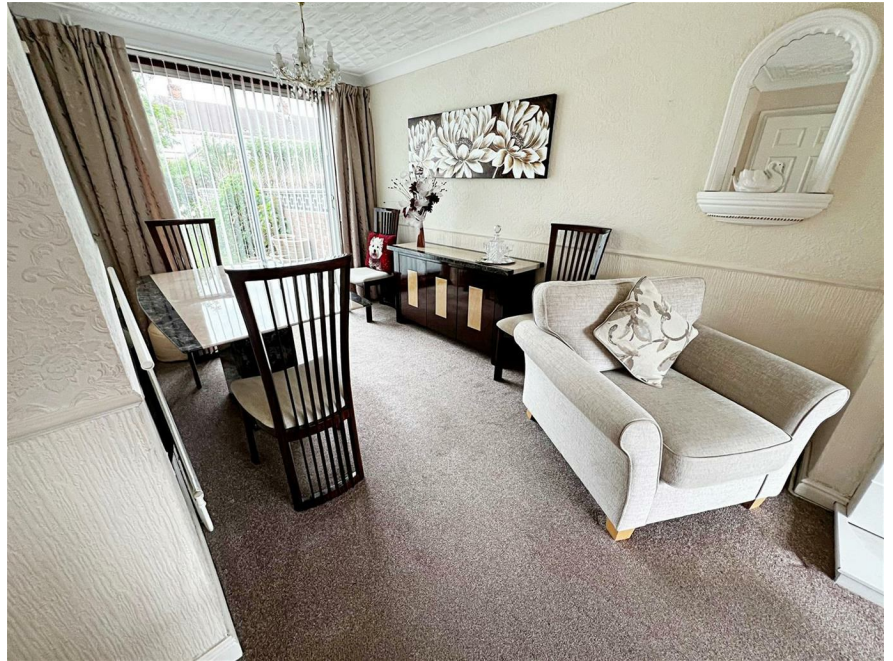
LOUNGE/DINER



LOUNGE/DINER



LOUNGE/DINER



KITCHEN

8'11 x 7'11 (2.72m x 2.41m)

With a range of cream wall and base units with contrasting work surfaces and tiled reveals, a white sink unit with a chrome mixer tap. There is space for a cooker with a housed extractor fan above, plumbing for a washing machine, space for a tumble dryer and a fridge/freezer. A wall mounted central heating boiler, a u.PVC double glazed door, an aluminum window, vinyl to the floor and a light to the ceiling.

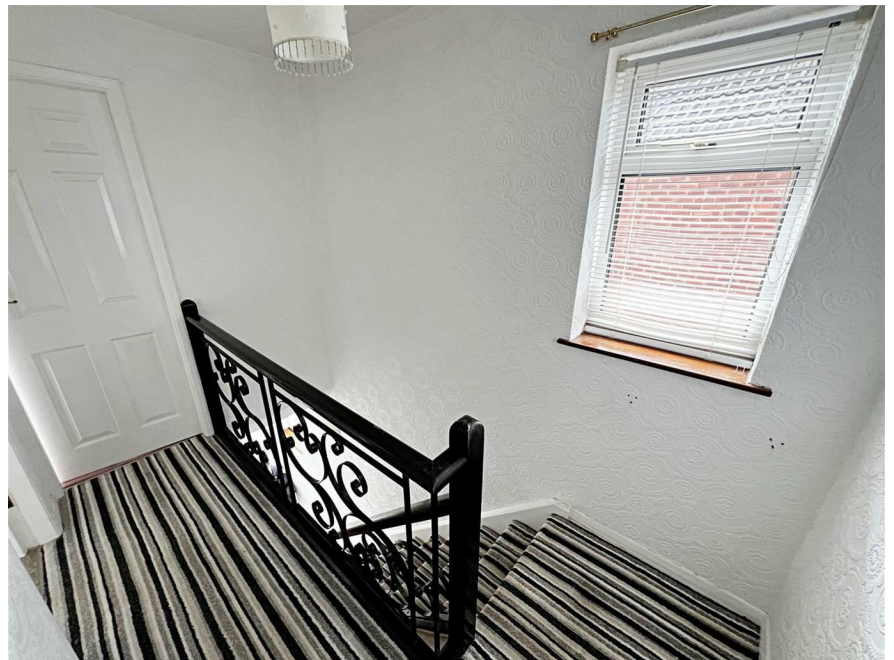


KITCHEN



LANDING

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



WET ROOM

5'4 x 6'4 (1.63m x 1.93m)

With a an electric Mira shower, a wall mounted sink with a chrome mixer tap and a WC with a central chrome flush. A u.PVC double glazed window, fully tiled walls, a central heating radiator, vinyl to the floor and a light to the ceiling.



BEDROOM 1

14'2 into bay x 8'4 to wardrobes (4.32m into bay x 2.54m to wardrobes)

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



BEDROOM 1



BEDROOM 2

10'10 x 7'9 to wardrobes (3.30m x 2.36m to wardrobes)

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



BEDROOM 2



BEDROOM 3

7'4 x 5'11 (2.24m x 1.80m)

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



21 SALSBUARY AVENUE, GRIMSBY

OUTSIDE

The front garden has a walled and fenced boundary with double wrought iron gates and is mainly laid to decorative stones for ease of maintenance, there is a planting area with established plants and bushes. There is a block-paved drive leading to the garage.

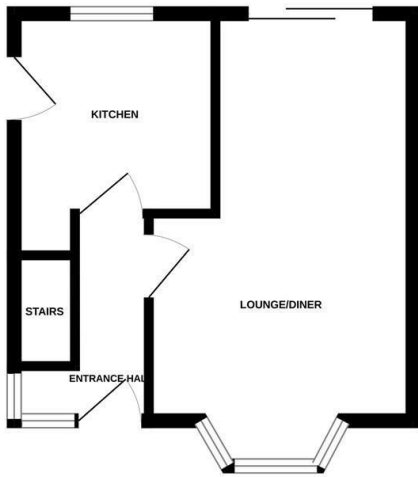
The well maintained south facing rear garden has a hedged boundary and is laid to lawn with established borders and a apple tree. There is a patio area ideal for Al-fresco dining and entertaining and a timber shed.



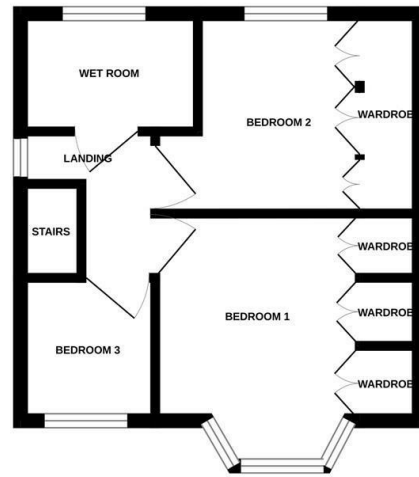
GARAGE

Detached brick garage with an up and over door and there is light and power within.

GROUND FLOOR




1ST FLOOR




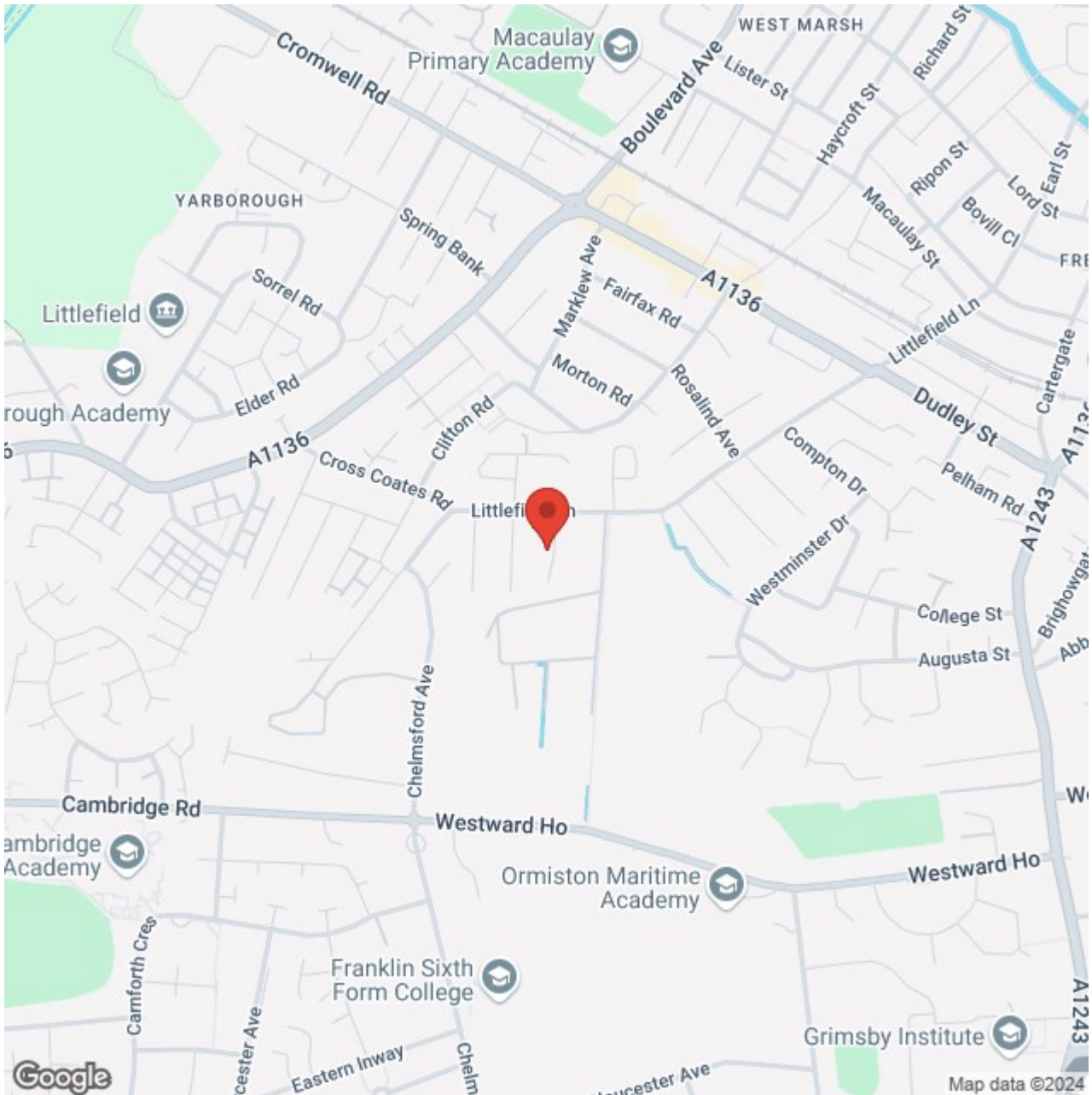
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C	66	
(55-68) D		
(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 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.)

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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