

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

To view our Properties on the Internet:

www.bmhestateagents.com

www.rightmove.co.uk

www.onthemarket.com

www.zoopla.co.uk

PROPERTY FOR SALE

16 RUNSWICK ROAD, GRIMSBY

PURCHASE PRICE £180,000 FREEHOLD



VIEWING

By appointment with this office

COUNCIL TAX BAND

A

PURCHASE PRICE

£180,000

TENURE

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



Find us on Facebook
BMH Estate Agents & Property Management Limited
Registered in England No. 4782567



16 RUNSWICK ROAD, GRIMSBY

Nestled on Runswick Road in the charming town of Grimsby, this beautifully presented semi-detached house offers a delightful blend of comfort and convenience. With three generously sized bedrooms, this property is perfect for families or those seeking extra space. The well-appointed lounge/diner provides an inviting area for relaxation and entertaining, while the conservatory allows for an abundance of natural light, creating a warm and welcoming atmosphere.

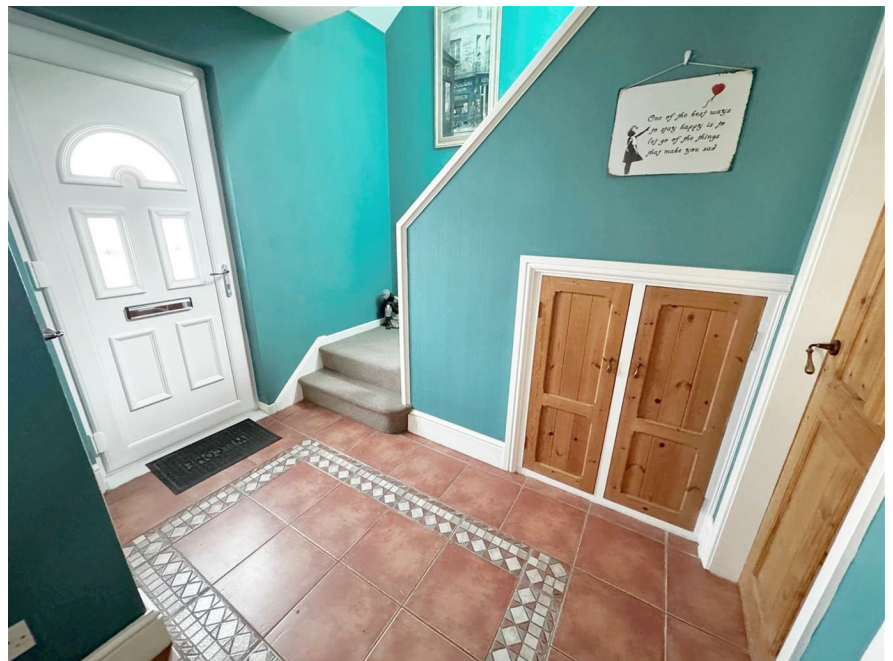
The fitted kitchen is both functional and stylish, catering to all your culinary needs. Additionally, the downstairs WC adds a practical touch for busy households. The family bathroom is well-designed, ensuring comfort for all residents.

Outside, the property boasts both front and rear gardens, providing ample space for outdoor activities or simply enjoying the fresh air. A charming summer house offers a perfect retreat for hobbies or relaxation. The detached garage and off-road parking for two vehicles add to the convenience of this lovely home.

Situated close to local amenities and well-regarded schools, this property is ideally located for families and professionals alike. With its attractive features and prime location, this semi-detached house on Runswick Road is a wonderful opportunity for anyone looking to settle in Grimsby. Don't miss the chance to make this delightful property your new home.

ENTRANCE HALL

Through a u.PVC double glazed front door into the hall with two storage cupboards, an under stairs cupboard, a central heating radiator, a tiled floor, stairs to the first floor and a light to the ceiling.



WC

5'11 x 2'10 (1.80m x 0.86m)

With a white toilet, a white cabinestised sink with a chrome mixer tap, part mermaid boarding to the walls. A u.PVC double glazed window, vinyl to the floor and a light to the ceiling.

16 RUNSWICK ROAD, GRIMSBY

LOUNGE/DINER

22'8 x 12'2 (6.91m x 3.71m)

With a u.PVC double glazed walk-in bay window to the front and a u.PVC double glazed window to the rear, u.PVC double glazed French doors to the conservatory. There is laminate to the floor, a wooden fire surround with a black back and a tiled hearth and a gas fire within, two central heating radiators, lights and coving to the ceiling.



LOUNGE/DINER



16 RUNSWICK ROAD, GRIMSBY

CONSERVATORY

13'4 x 13'4 (4.06m x 4.06m)

With u.PVC double glazed windows to three sides and u.PVC double glazed French doors, a tiled floor and a central heating radiator.



KITCHEN

9'11 x 8'0 (3.02m x 2.44m)

With a range of cream wall and base units, contrasting work surfaces and tiled reveals, a cream sink unit with a chrome mixer tap. An integrated electric oven, a gas hob and stainless steel extractor above, an integral fridge and there is plumbing for a washing machine, the wall mounted central heating boiler is housed in the larder cupboard. A u.PVC double glazed window and door, vinyl to the floor, a light and coving 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, a built in airing cupboard, a light and loft access to the ceiling.

BEDROOM 1

12'1 x 10'8 (3.68m x 3.25m)

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



BEDROOM 1



BEDROOM 2

12'1 x 11'2 (3.68m x 3.40m)

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



BEDROOM 2



BEDROOM 3

8'0 x 10'0 (2.44m x 3.05m)

Bedroom three is to the back of the property with a u.PVC double glazed window, a central heating radiator and a light to the ceiling.



16 RUNSWICK ROAD, GRIMSBY

BATHROOM

6'7 x 5'4 (2.01m x 1.63m)

A walk-in shower with a Redring electric shower, a cabinetised toilet and sink with chrome fittings. A u.PVC double glazed window, the walls are part tiled and part mermaid boarding, a white ladder style central heating radiator, vinyl to the floor and spotlights to the ceiling.



OUTSIDE

The front garden has a walled and hedged boundary and is laid to concrete and decorative stones for ease of maintenance and off road parking.

The rear garden has a fenced boundary and is laid to pavers with a lawned and patio area.



OUTSIDE



SUMMER HOUSE

14'0 max x 13'0 max (4.27m max x 3.96m max)

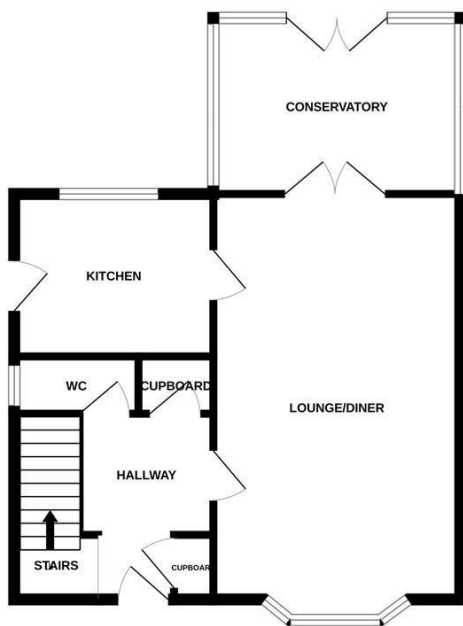
The timber summer house with u.PVC double glazed French doors and there is light and power within.



DETACHED GARAGE

The detached garage with an up and over door with 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.
Made with Metropix ©2025

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

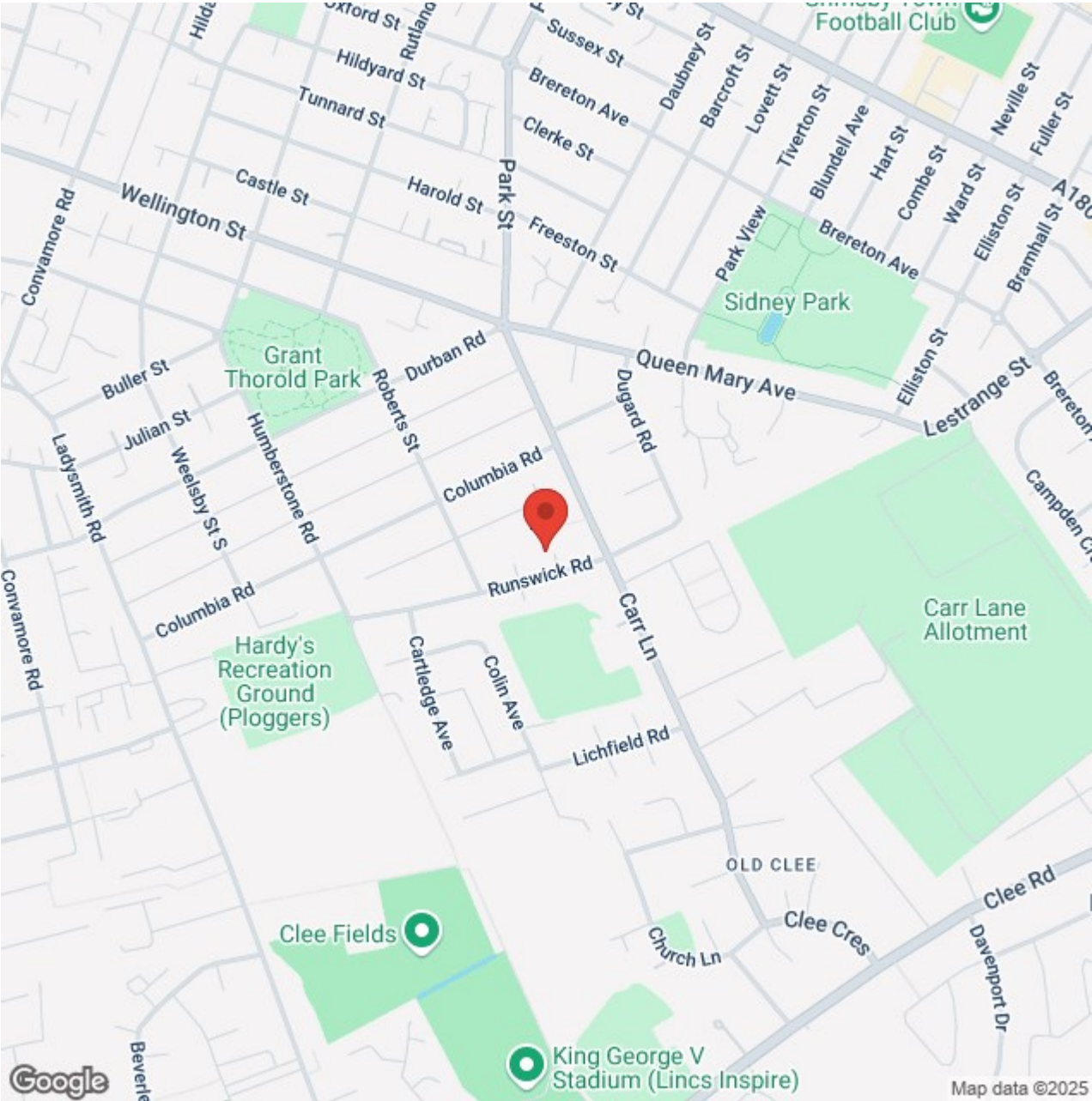
EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO2 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 CO2 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.**

Please note that none of the apparatus, equipment, whether gas or electrical have been tested and that we cannot verify that they are in full working order. We have done our utmost to provide fair, decent and honest information, we will not accept liability for any errors regarding measurements, council tax band, tenure etc, as they are for your general use only and not to be relied upon. We advise that you make your own enquiries. Should a purchaser require inspections or quotes for works on a property due to survey results, although we are only too pleased to recommend firms, we will not be held responsible for any works carried out before or after completion, or works not detected by the firms in question, they are only recommendations and have no connection with Bettles, Miles & Holland