

# BETTLES, MILES & HOLLAND

## Estate Agents - Valuers

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### PROPERTY FOR SALE

### 108 WEELSBY ROAD, GRIMSBY

**PURCHASE PRICE £347,900 - FREEHOLD**



#### VIEWING

By appointment with this office

#### COUNCIL TAX BAND

B

#### PURCHASE PRICE

£347,900

#### TENURE

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



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## 108 WEELSBY ROAD, GRIMSBY

Nestled on Weelsby Road in the charming town of Grimsby, this beautifully presented semi-detached house is a true gem that offers modern living at its finest. With an impressive five double bedrooms and three well-appointed bathrooms, this property is perfect for families or those seeking ample space for guests.

Upon entering, you are greeted by a large lounge that exudes warmth and comfort, making it an ideal space for relaxation or entertaining. The fabulous kitchen and dining area is a standout feature, designed for both functionality and style, perfect for hosting dinner parties or enjoying family meals. Additionally, the property boasts five double bedrooms, three bathrooms and a utility room, providing extra convenience for daily chores.

The second reception room offers versatility, serving as a sixth bedroom or a reception room, catering to your individual needs. The house is equipped with double glazing and gas central heating, ensuring a warm and inviting atmosphere throughout the year.

Step outside to discover a well-maintained rear garden, which features an inviting outdoor entertaining space, perfect for summer gatherings or quiet evenings under the stars. The property also benefits from off-road parking for two vehicles, adding to the convenience of this delightful home.

In summary, this extended and modern semi-detached house on Weelsby Road is a fantastic opportunity for those seeking a spacious and stylish residence in Grimsby. With its generous living areas, ample bedrooms, and lovely outdoor space, it is sure to impress. Don't miss the chance to make this wonderful property your new home.

### **ENTRANCE HALL**

Through a composite front door into the hall with a tiled floor and a light to the ceiling.

### **LOUNGE**

18'6 x 12'0 (5.64m x 3.66m)

The lounge is to the front of the property with u.PVC double glazed windows to the front and side, a brick fireplace with a wooden mantel and a temperature controlled multi fuel burner, built in cupboards either side of the chimney breast, a central heating radiator and two lights and coving to the ceiling.



**LOUNGE**



**KITCHEN/DINER**

25'5 x 16'0 (7.75m x 4.88m)

This impressive kitchen/dining area comprises of solid wood Cashmere coloured wall and base units, contrasting worksurfaces and tiled reveals, a white sink unit with a chrome mixer tap. Two housed electric double ovens, a induction hob with a stainless steel extractor fan above, an integrated dish washer and housing for an American style fridge/freezer. There is a feature roof light allowing ample light, a tiled floor and spotlights to the ceiling.

The dining area with u.PVC double glazed French doors opening onto the garden, a tiled floor and spotlights to the ceiling.



KITCHEN/DINER



KITCHEN/DINER



**KITCHEN/DINER**



**UTILITY ROOM**

5'7 x 5'11 (1.70m x 1.80m)

With a u.PVC double glazed window to the rear, a range of cashmere coloured wall and base units, contrasting work surfaces, a stainless steel sink unit with a chrome mixer tap. Plumbing for a washing machine, space for a tumble dryer, wall mounted central heating boiler housed within a cupboard. A tiled floor, a central heating radiator and a light to the ceiling.



**WET ROOM**

5'9 x 5'8 (1.75m x 1.73m)

With a walk-in shower, a pedestal wash hand basin with chrome taps and a toilet. Part tiled walls, a chrome ladder style central heating radiator, a tiled floor and a light to the ceiling.



**RECEPTION ROOM/BEDROOM 6**

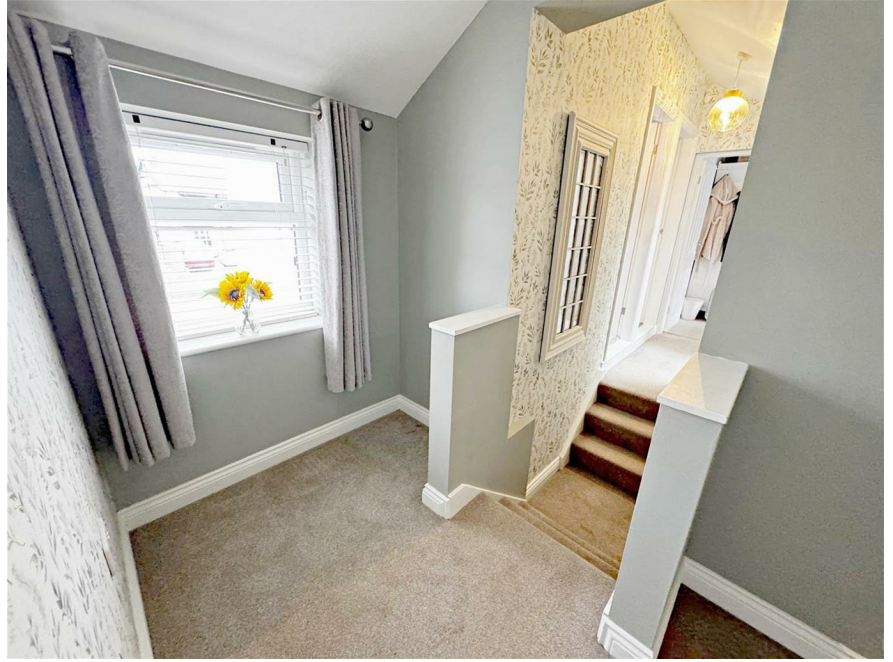
17'6 x 8'3 (5.33m x 2.51m)

With a u.PVC double glazed window to the front and u.PVC double glazed French doors leading onto the garden, a central heating radiator, laminate to the floor and spotlights to the ceiling. This room could also be used as a sixth bedroom and it is next to the wet room.



**LANDING**

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



**BEDROOM 1**

12'8 x 11'11 (3.86m x 3.63m)

This main bedroom is to the back of the property with a u.PVC double glazed window, a central heating radiator, vinyl to the floor and a light to the ceiling and door to the ensuite. There is access to the loft here.



**BEDROOM 1**



**ENSUITE**

9'11 x 5'5 (3.02m x 1.65m)

The ensuite comprises of a walk-in shower, a cabinetised toilet and sink with chrome fittings. A u.PVC double glazed window, a cast iron radiator, part tiled walls, a tiled floor and a light to the ceiling.



**BEDROOM 2**

13'7 x 9'1 (4.14m x 2.77m)

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



**BEDROOM 3**

11'11 x 10'9 (3.63m x 3.28m)

The third double bedroom is to the front of the property with a u.PVC double glazed window, a range of fitted wardrobes by Haagassens, a cast iron central heating radiator, laminate to the floor and a light to the ceiling.



**BEDROOM 3**



**BEDROOM 4**

11'11 x 7'3 (3.63m x 2.21m)

Bedroom four is to the front of the property and is another double bedroom, a central heating radiator, a light and loft access to the ceiling.



**BEDROOM 5**

9'2 x 8'0 (2.79m x 2.44m)

The fifth 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.

**BATHROOM**

6'8 x 9'3 (2.03m x 2.82m)

The bathroom with a white suite comprising of a panelled bath with a chrome mixer shower tap, a cabinetised sink and toilet with chrome fittings. A roof light allowing the light to flood in, part tiled walls, a built in cupboard, a white ladder style central heating radiator, a tiled floor and spotlights to the ceiling.



**BATHROOM**



**FRONT VIEW**



**OUTSIDE**

The front garden has a walled and fenced boundary and is laid to gravel for ease of maintenance and off road parking and double wooden gates lead you to the rear garden.

The south facing rear garden has a fenced boundary and is mainly laid to lawn with established borders. There is a large decking area, a patio area, a timber shed, hot and cold taps.

There is a timber outside entertainment area with light, power and outside heaters. There is a kitchen area with a sink, hot and cold water and there is a separate WC.



108 WEELSBY ROAD, GRIMSBY

OUTSIDE



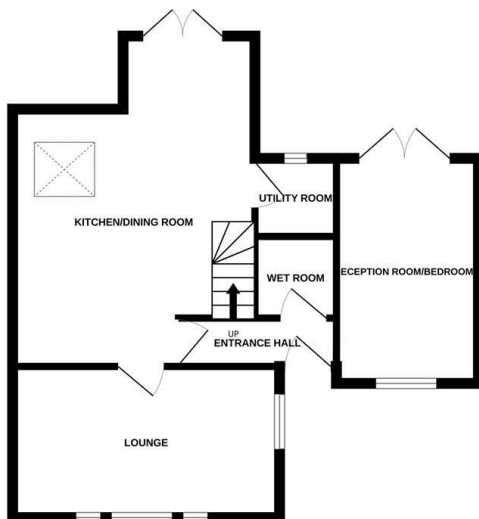
OUTSIDE



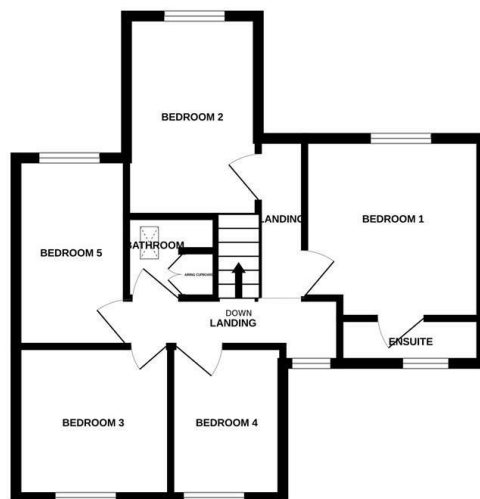
**OUTSIDE**




GROUND FLOOR




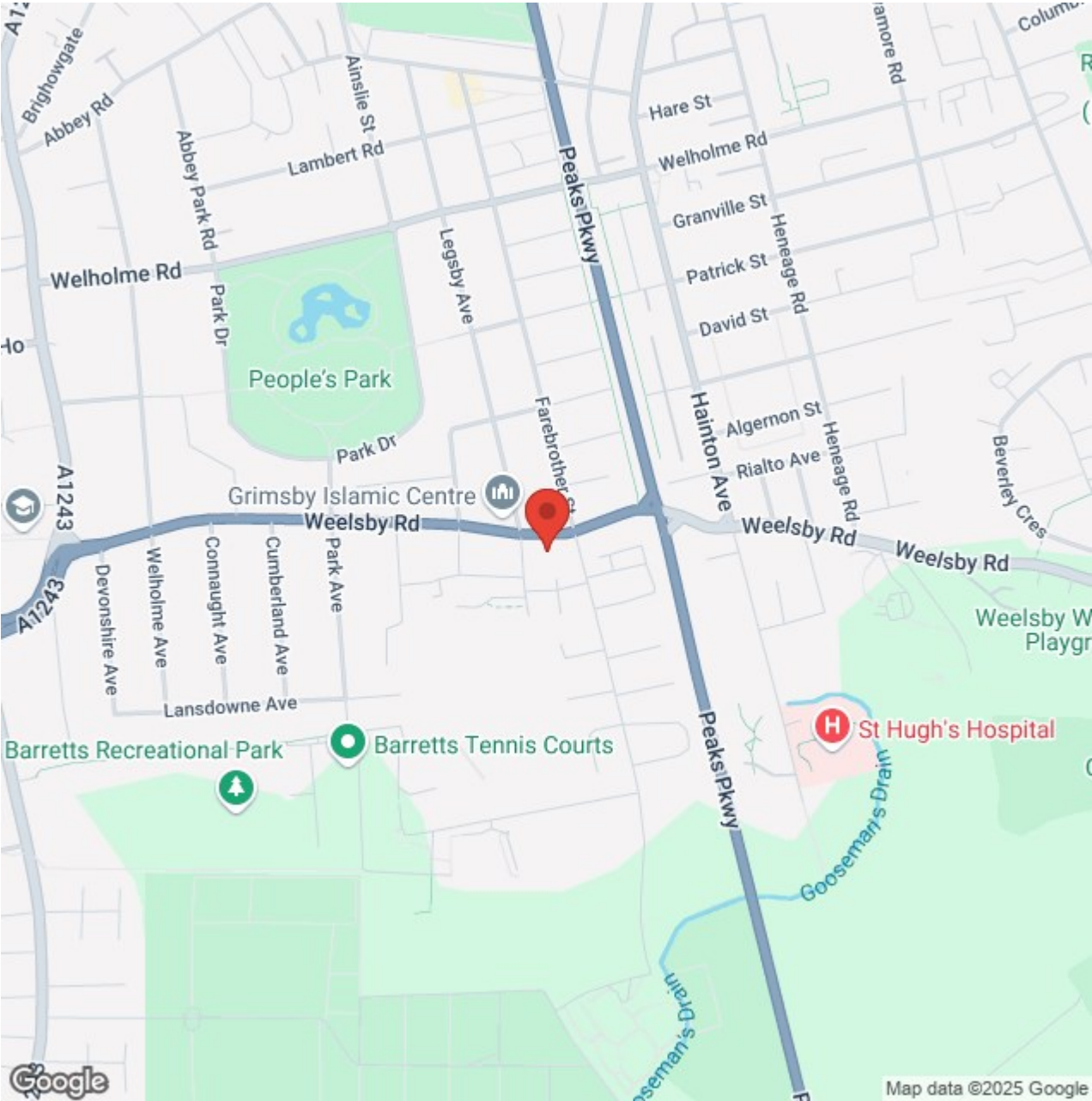
1ST FLOOR



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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO2 emissions		
<b>England &amp; Wales</b>	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.**

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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](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.**

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