

BETTLES, MILES & HOLLAND

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PROPERTY FOR SALE

76 CHURCH AVENUE, HUMBERSTON GRIMSBY

PURCHASE PRICE £245,000 FREEHOLD



VIEWING

By appointment with this office

COUNCIL TAX BAND

C

PURCHASE PRICE

£245,000

TENURE

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



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76 CHURCH AVENUE, HUMBERSTON GRIMSBY

Nestled in the charming area of Church Avenue, Humberston, this beautifully presented semi-detached dormer bungalow offers a delightful blend of comfort and modern living. With three well-proportioned bedrooms, this property is perfect for families or those seeking a peaceful retreat.

Upon entering, you are welcomed into a spacious lounge that provides an inviting atmosphere for relaxation and entertainment. The modern fitted kitchen/diner is a highlight of the home, designed to cater to both culinary enthusiasts and casual diners alike, making it an ideal space for family gatherings or hosting friends.

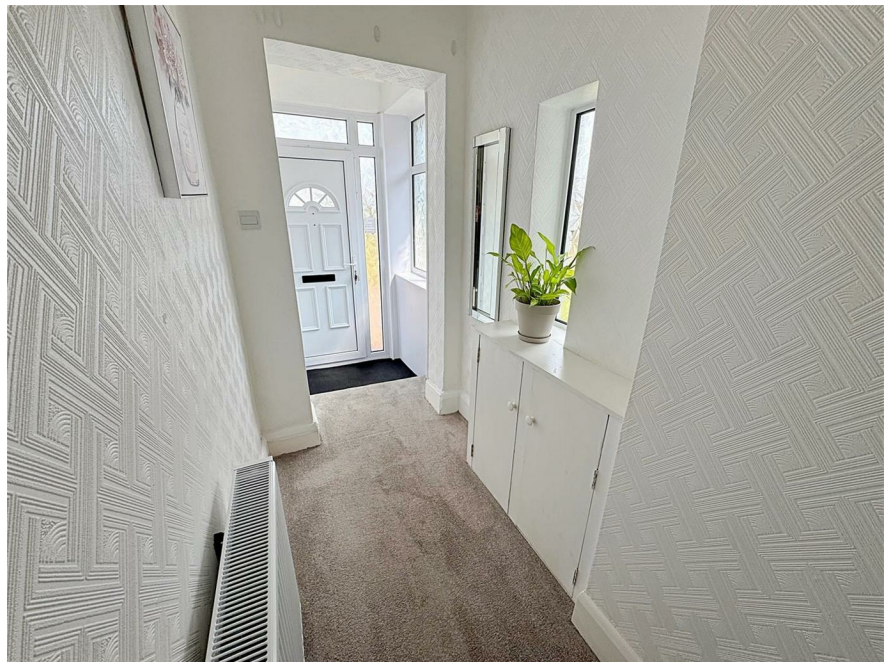
The bungalow features a contemporary shower room, ensuring convenience and style. The well-maintained gardens surrounding the property offer a serene outdoor space, perfect for enjoying the fresh air or tending to your gardening interests. Additionally, a detached garage provides ample storage, while the property boasts off-road parking for ample vehicles, a rare find in such a desirable location.

Further enhancing the appeal of this home are the benefits of double glazing and gas central heating, ensuring warmth and energy efficiency throughout the year.

Situated in a great location, this bungalow is not only a comfortable residence but also a wonderful opportunity to enjoy the tranquil lifestyle that Humberston has to offer. Whether you are looking to settle down or invest, this property is sure to impress.

ENTRANCE HALL

Through a u.PVC double glazed door into the hall with two u.PVC double glazed windows, a built in meter cupboard, a central heating radiator and a light to the ceiling.



76 CHURCH AVENUE, HUMBERSTON GRIMSBY

LOUNGE

The lounge is to the front of the property with a u.PVC double glazed bow window, a u.PVC double glazed window to the side, an electric fire set on a raised hearth, two central heating radiator, two lights and coving to the ceiling.



LOUNGE



KITCHEN/DINER

16'8 x 16'0 (5.08m x 4.88m)

With a range of white wall and base units, contrasting work surfaces and up-stands, a stainless steel sink unit with a chrome mixer tap. A housed gas double oven, a gas hob with an extractor fan above, there is plumbing for a washing machine and a dishwasher, space for a tumble dryer and a fridge/freezer. U.PVC double glazed French doors lead into the garden, a u.PVC double glazed window, a central heating radiator and lights to the ceiling.



KITCHEN/DINER



SHOWER ROOM

6'11 x 8'0 (2.11m x 2.44m)

The shower room comprises of a cabinetised sink and toilet all with chrome fittings, a shower enclosure with a plumbed shower. A u.PVC double glazed window, shower boarding to the walls, a central heating radiator and a light to the ceiling.



BEDROOM 1

12'0 x 9'7 (3.66m x 2.92m)

This double bedroom is at the back of the property with a u.PVC double glazed window, a range of fitted wardrobes with sliding doors, a central heating radiator and a light to the ceiling.



BEDROOM 1



OFFICE

12'1 x 8'1 increasing to 10'11 (3.68m x 2.46m increasing to 3.33m)

With a u.PVC double glazed window, stairs to the first floor accommodation, under stairs cupboard, a central heating radiator, a light and coving to the ceiling.



LANDING

Up the stairs to the first floor accommodation where doors to all rooms lead off.

BEDROOM 2

15'0 x 6'8 (4.57m x 2.03m)

Bedroom 2 is at the back of the property with a u.PVC double glazed window, a built in wardrobe, a central heating radiator, a light and coving to the ceiling and door to the en-suite wash room.



BEDROOM 2



EN-SUITE WASH ROOM

6'8 x 5'2 (2.03m x 1.57m)

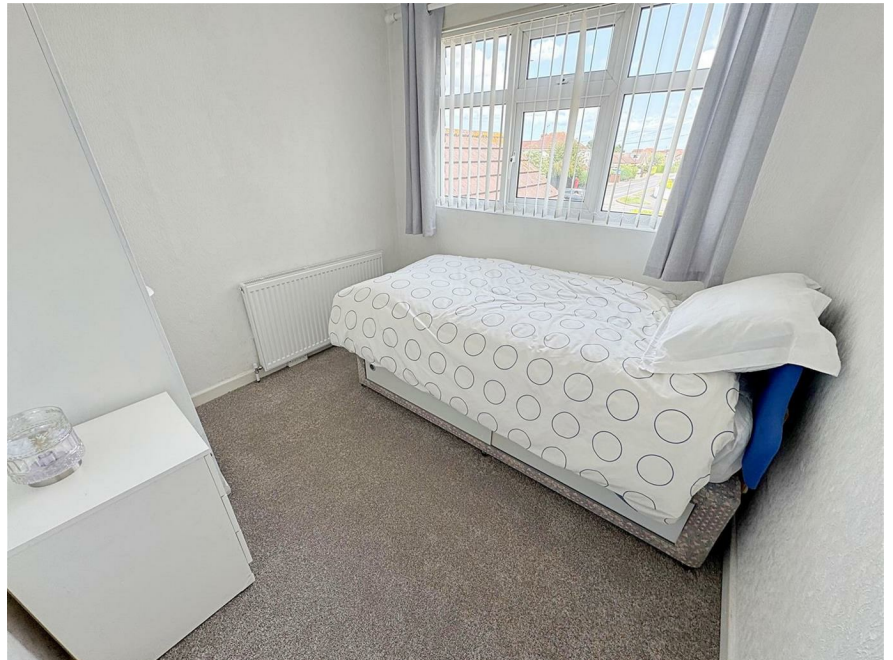
With a pedestal wash hand basin, a chrome mixer tap and a toilet. There is part shower boarding to the walls, a central heating radiator, access to the loft and a light to the ceiling.



BEDROOM 3

8'6 x 8'0 (2.59m x 2.44m)

Bedroom 3 is to the front of the property with a u.PVC double glazed window, a central heating radiator and a light to the ceiling.



GARAGE

The detached garage with an up and over door and there is power within.

76 CHURCH AVENUE, HUMBERSTON GRIMSBY

OUTSIDE

The front garden with a hedged and fenced boundary and is laid to lawn. There is a block-paved drive providing ample off road parking. The rear garden has a fenced boundary and is laid to lawn, pavers and concrete with raised beds and established borders.



OUTSIDE

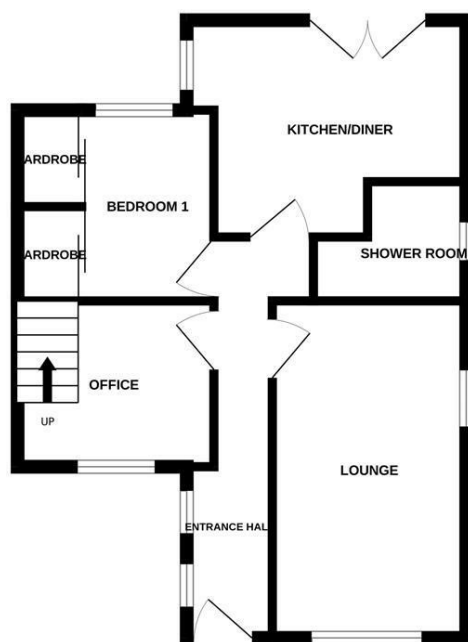


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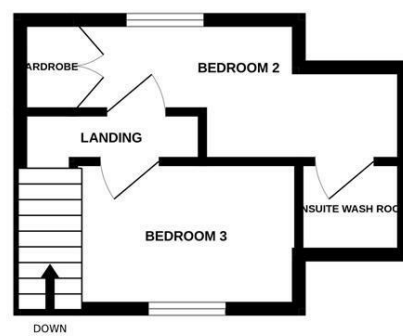
OUTSIDE



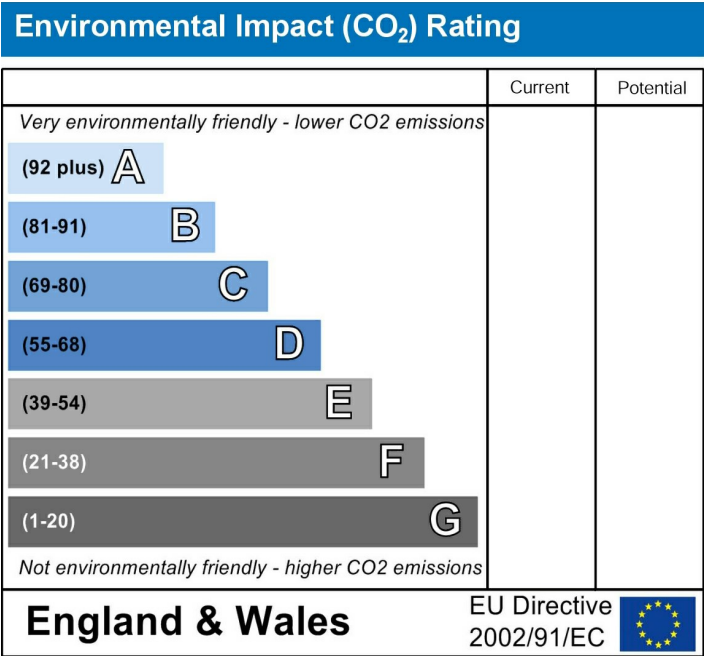
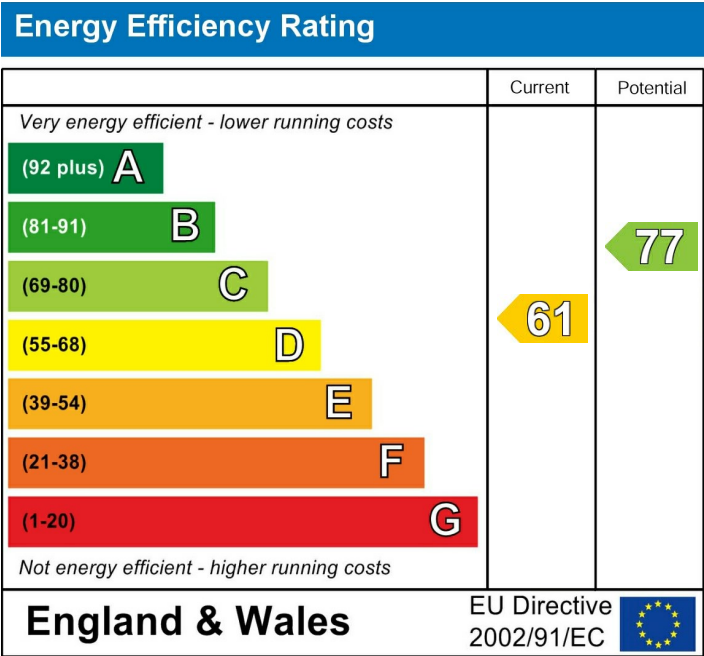
GROUND FLOOR



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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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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They normally charge a fee of £495 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.)

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*** ALL MEASUREMENTS STATED ARE APPROXIMATE.**

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