

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

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PROPERTY FOR SALE

57 RUNSWICK ROAD, GRIMSBY

PURCHASE PRICE £159,950 - NO CHAIN



VIEWING

By appointment with this office

COUNCIL TAX BAND

A

PURCHASE PRICE

£159,950

TENURE

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



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57 RUNSWICK ROAD, GRIMSBY

Nestled on Runswick Road in the charming town of Grimsby, this well-presented end terrace house offers a delightful opportunity for families and first-time buyers alike. With no chain involved, you can move in without delay and start enjoying your new home right away.

Upon entering, you are welcomed into the entrance hall that leads to a convenient WC. The inviting lounge provides a perfect space for relaxation, while the kitchen/diner is ideal for family meals and entertaining guests. The addition of a conservatory enhances the living space, allowing for an abundance of natural light and a lovely view of the garden.

The first floor boasts two generously sized double bedrooms, alongside a comfortable single bedroom, making it perfect for a growing family or those needing a home office. The shower room is well-appointed, ensuring convenience for all.

Outside, the property features both front and rear gardens, providing a lovely outdoor space for children to play or for hosting summer barbecues. Off-road parking for two vehicles is a significant advantage, complemented by a garage and a utility room for added practicality.

This home is ideally situated close to local amenities and well-regarded schools, making it a prime location for families. With double glazing and gas central heating throughout, comfort and efficiency are assured. This property is a wonderful blend of space, convenience, and modern living, making it a must-see for anyone looking to settle in Grimsby.

ENTRANCE HALL

Through a composite front door into the hall with stairs to the first floor accommodation, an under stairs cupboard, a central heating radiator and a light to the ceiling.

LOUNGE

14'8 into bay x 10'1 (4.47m into bay x 3.07m)

The lounge is to the front of the property with a u.PVC double glazed walk-in bay window, a wall mounted log effect electric fire, a central heating radiator and a light to the ceiling.



LOUNGE



KITCHEN/DINER

17'3 x 10'0 (5.26m x 3.05m)

The kitchen with a range of white gloss wall and base units, contrasting work surfaces incorporating a stainless steel sink unit with a chrome mixer tap and tiled splash backs. A new integral electric oven, a gas hob and a stainless steel extractor fan, plumbing for a dish washer and the central heating boiler is in a wall unit. A u.PVC double glazed window, vinyl to the floor and spotlights to the ceiling.

The diner with u.PVC sliding patio doors, a central heating radiator, continuation of the vinyl floor and a light to the ceiling.



KITCHEN/DINER



KITCHEN/DINER



CONSERVATORY

9'9 x 8'9 (2.97m x 2.67m)

With u.PVC double glazed windows to three sides and u.PVC double glazed French doors into the garden. A central heating radiator, vinyl to the floor and a light to the ceiling.

WC

4'4 x 2'0 (1.32m x 0.61m)

With a white toilet, a u.PVC double glazed window, shower boarding to the walls, vinyl to the floor and a spotlight to the ceiling.

LANDING

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



SHOWER ROOM

6'9 x 5'0 (2.06m x 1.52m)

With a white pedestal wash hand basin and a chrome mixer tap, a toilet, a walk-in shower with a Mira electric shower, a chrome riser and a chrome head. A u.PVC double glazed window, shower boarding to the walls, a chrome ladder style radiator, vinyl to the floor and spotlights to the ceiling.



BEDROOM 1

12'4 x 9'10 (3.76m x 3.00m)

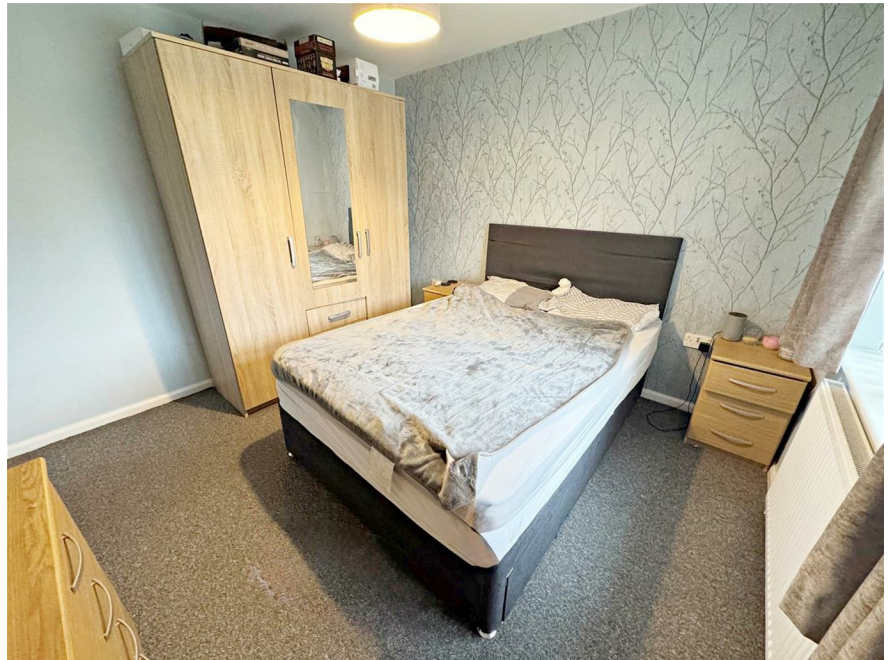
This double bedroom is to the front of the property with a u.PVC double glazed window, a central heating radiator and a light to the ceiling.



BEDROOM 2

9'10 x 10'1 (3.00m x 3.07m)

Another 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 3

9'2 x 6'9 (2.79m x 2.06m)

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



OUTSIDE

The front garden has a walled and fenced boundary and is laid to lawn with established borders. There is a concrete and block-paved drive leading to the garage.

The rear garden has a fenced boundary and is laid to lawn with a paved patio area.

OUTSIDE

GARAGE

13'5 x 9'10 (4.09m x 3.00m)

The detached brick garage with an up and over door, a composite side door, a u.PVC double glazed window, light and power within.

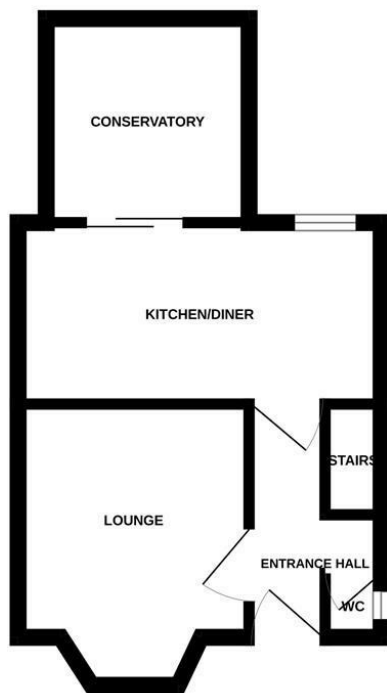
UTILITY ROOM

10'7 x 9'10 (3.23m x 3.00m)

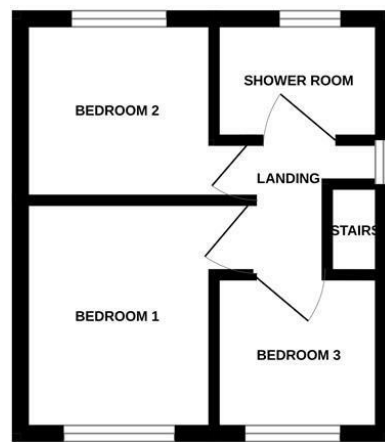
The utility room with a u.PVC double glazed window and door, plumbing for a washing machine, light and power within.



GROUND FLOOR



1ST FLOOR



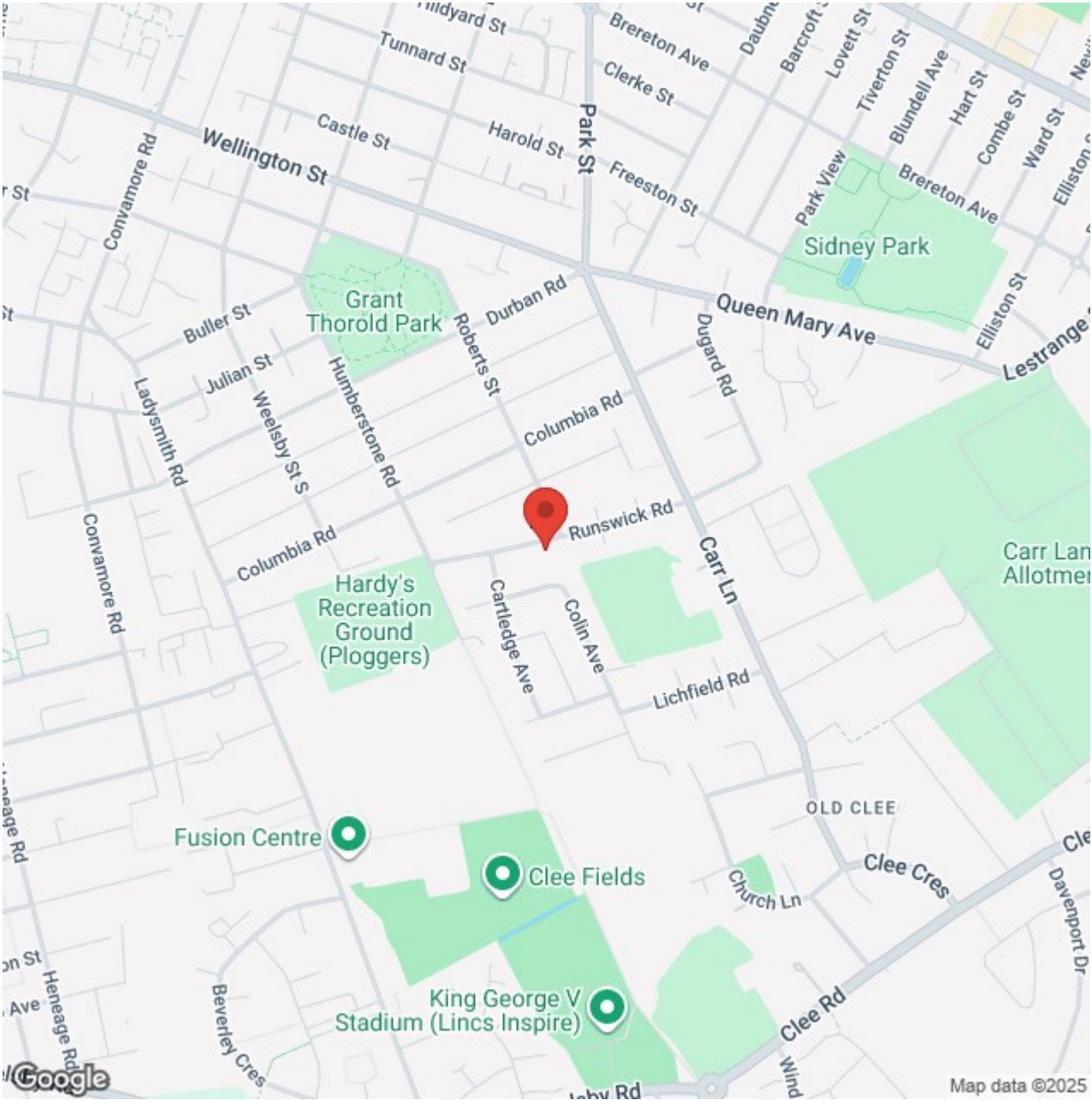
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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		
(69-80) C		
(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.

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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 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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