

# BETTLES, MILES & HOLLAND

## Estate Agents - Valuers

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### PROPERTY FOR SALE 19 BARONESS ROAD, GRIMSBY

**PURCHASE PRICE £99,950 - NO CHAIN**



#### VIEWING

By appointment with this office

#### COUNCIL TAX BAND

A

#### PURCHASE PRICE

£99,950

#### TENURE

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



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# 19 BARONESS ROAD, GRIMSBY

Nestled on Baroness Road in the heart of Grimsby, this charming mid-terrace house presents an excellent opportunity for first-time buyers. Offered for sale with no chain, this property is ideally situated close to the town centre, providing easy access to local amenities and schools, making it a perfect choice for families and professionals alike.

Upon entering, you are welcomed by an entrance porch that leads into a hall. The ground floor boasts a well-designed kitchen/living/dining room, perfect for both entertaining guests and enjoying family meals. This open-plan space is filled with natural light, creating a warm and welcoming atmosphere.

The first floor features three comfortable bedrooms, providing ample space for relaxation and rest. A conveniently located shower room completes this level, ensuring practicality for everyday living. Although the shower is small, there is the potential of turning the 3rd bedroom into a bathroom.

The property benefits from double glazing and gas central heating, ensuring warmth and comfort throughout the year. Additionally, the low-maintenance front and rear gardens offer a delightful outdoor space without the burden of extensive upkeep.

This delightful home is not only a fantastic investment but also a wonderful place to create lasting memories. With its prime location and appealing features, this property is sure to attract interest. Do not miss the chance to make this house your new home.

## **ENTRANCE PORCH**

Through u.PVC double glazed French doors into the porch with u.PVC double glazed windows to the front and side. A hardwood door into the hall.

## **HALL**

With stairs to the first floor accommodation, a central heating radiator, a cupboard housing the electric meter and fuse box, a light and coving to the ceiling.

## **LOUNGE**

13'5 x 10'1 (4.09m x 3.07m)

With a u.PVC double glazed window to the front, a central heating radiator, a light and coving to the ceiling.



# 19 BARONESS ROAD, GRIMSBY

## LOUNGE



## DINING ROOM

15'11 x 11'10 (4.85m x 3.61m)

With a u.PVC double glazed window, a white painted fire surround, a central heating radiator, a light and coving to the ceiling.



**DINING ROOM**



**KITCHEN**

13'1 x 8'6 (3.99m x 2.59m)

With a range of cream wall and base units, contrasting work surfaces incorporating a white sink unit with a chrome mixer tap. An integrated fridge/freezer, a dishwasher, an electric oven, a gas hob with a stainless steel extractor fan above. A central heating radiator housed in a cupboard, two u.PVC double glazed windows, a composite door, vinyl to the floor, a light and loft access to the ceiling.



# 19 BARONESS ROAD, GRIMSBY

## KITCHEN



## LANDING

Up the stairs to the first floor accommodation where doors to all rooms lead off and there is a light to the ceiling.

## BEDROOM 1

11'5 x 10'0 (3.48m x 3.05m)

Bedroom 1 is to the front of the property with a u.PVC double glazed window, a central heating radiator, a light and coving to the ceiling.



### **BEDROOM 2**

11'9 x 9'6 (3.58m x 2.90m)

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



### **BEDROOM 3**

8'0 x 6'1 (2.44m x 1.85m)

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

### **SHOWER ROOM**

5'6 x 5'5 (1.68m x 1.65m)

With a white suite comprising of a pedestal wash hand basin, chrome taps, a toilet and a shower enclosure. A u.PVC double glazed window, a white ladder style radiator, vinyl to the floor and a light to the ceiling.

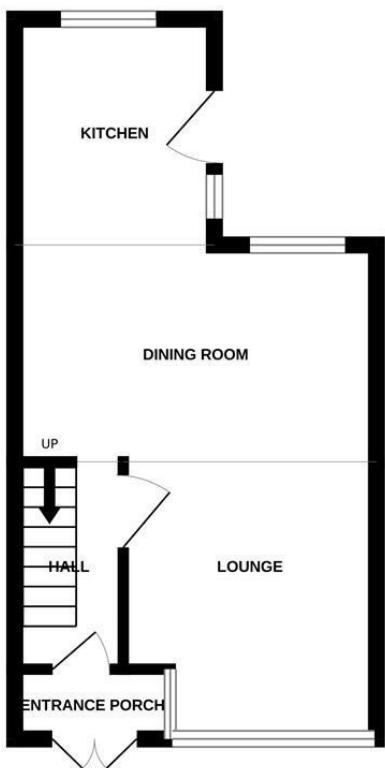
### **OUTSIDE**

The front garden has a low walled boundary and is laid to pavers for ease of maintenance.

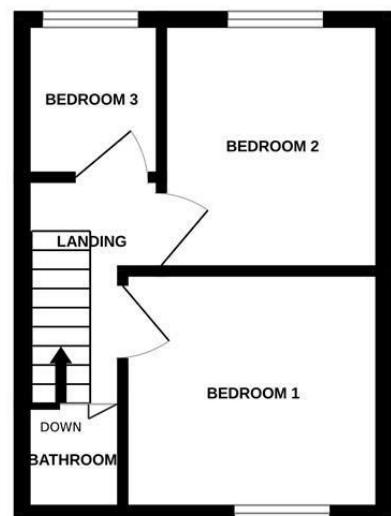
The rear garden has a walled and fenced boundary with a wooden gate, it is mainly laid to lawn with a concrete path. There is a plastic shed sat on a concrete hard standing.



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 equipment 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		83
(81-91) B		
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
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 CO <sub>2</sub> 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 <sub>2</sub> 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.**

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](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 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.)*

### **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