

# 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](mailto:info@bmhestateagents.co.uk)

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### PROPERTY FOR SALE

### 34 STALLINGBOROUGH ROAD, HEALING GRIMSBY

**PURCHASE PRICE £265,000 FREEHOLD**



#### VIEWING

By appointment with this office

#### COUNCIL TAX BAND

B

#### PURCHASE PRICE

£265,000

#### TENURE

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



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## 34 STALLINGBOROUGH ROAD, HEALING GRIMSBY

Nestled in the desirable area of Healing, Grimsby, this beautifully presented semi-detached house on Stallingborough Road offers a perfect blend of comfort and style. As you enter, you are welcomed into a light and airy entrance hall that leads to a charming lounge, ideal for relaxation. The heart of the home is undoubtedly the stunning kitchen/living/dining area, which provides a wonderful space for family gatherings and entertaining guests.

This property boasts three well-proportioned bedrooms, ensuring ample space for family or guests. The first floor also features a modern shower room, adding convenience to your daily routine. With two bathrooms in total, including a downstairs bathroom, this home is designed to accommodate the needs of a busy household.

The house benefits from double glazing and gas central heating, ensuring warmth and energy efficiency throughout the year. Outside, you will find extensive off-road parking for up to six vehicles, a rare find in this sought-after location. The expansive rear garden offers a private outdoor retreat, perfect for enjoying sunny days or hosting barbecues.

Situated within proximity to highly regarded schools and local amenities, this property is not just a house; it is a place to create lasting memories. Whether you are a first-time buyer or looking to relocate, this home presents an excellent opportunity to settle in a vibrant community. Make this stunning property your new home and enjoy all that Healing has to offer.

### **ENTRANCE HALL**

Through a composite centralised front door into the hall with a u.PVC double glazed window, an under stairs cupboard, a central heating radiator, luxury vinyl tiles to the floor, a light and coving to the ceiling.





### 34 STALLINGBOROUGH ROAD, HEALING GRIMSBY

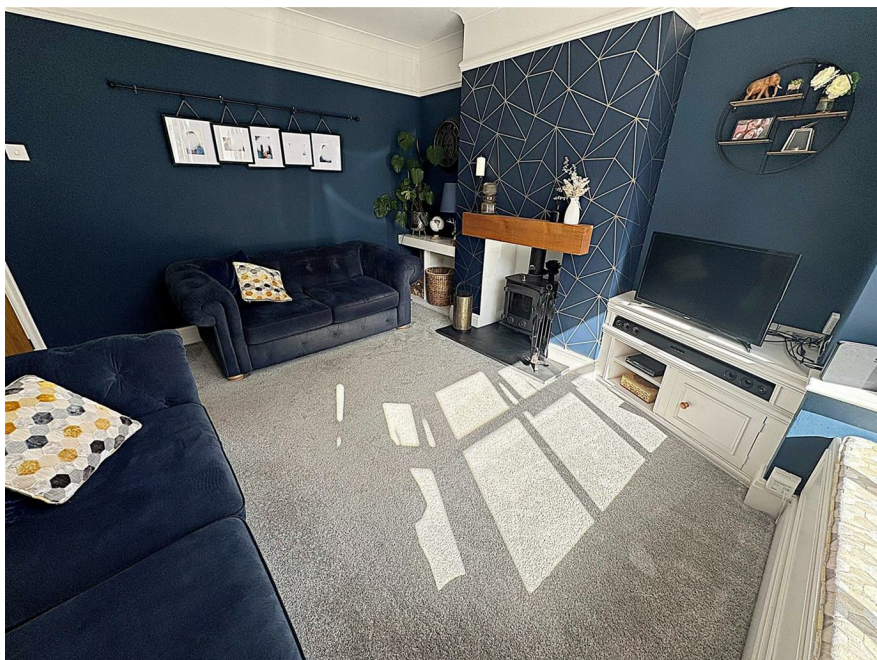
#### LOUNGE

14'8 into bay x 12'0 (4.47m into bay x 3.66m)

The lounge is to the front of the property with a u.PVC double glazed walk-in bay window with a window seat. A multi-fuel burner with a wooden mantle above, a built in TV cabinet, a central heating radiator, a light, coving and ceiling rose to the ceiling.



#### LOUNGE





**LOUNGE**



**KITCHEN AREA**

9'4 x 15'10 up to cupboards (2.84m x 4.83m up to cupboards)

The Kitchen with a range of pale green wall and base units, quartz work surfaces, up stands and breakfast bar, a white sink with a brass hot water mixer tap. A housed electric hide and slide oven, a 5 ring induction hob with a housed extractor fan above. An integrated dish washer and housing for a fridge/freezer. U.PVC double glazed French doors and a u.PVC double glazed window, two plinth heaters, luxury vinyl tiles to the floor, spotlights and an infrared ceiling heater to the ceiling.





**KITCHEN AREA**



**KITCHEN AREA**





## 34 STALLINGBOROUGH ROAD, HEALING GRIMSBY

### LIVING/DINING AREA

11'5 x 10'5 (3.48m x 3.18m)

Two graphite verticle radiators, luxury vinyl tiles to the floor and a light to the ceiling.



### LIVING/DINING AREA



## 34 STALLINGBOROUGH ROAD, HEALING GRIMSBY

### **BATHROOM**

8'2 x 6'9 (2.49m x 2.06m)

Comprising of a roll-top bath with claw feet and a chrome mixer shower tap, a pedestal wash hand basin with chrome taps and a toilet. A u.PVC double glazed window, a central heating radiator with a chrome towel rail, luxury vinyl tiles to the floor and spotlights 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.





## 34 STALLINGBOROUGH ROAD, HEALING GRIMSBY

### **BEDROOM 1**

9'7 to wardrobes x 11'7 (2.92m to wardrobes x 3.53m)

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



### **BEDROOM 1**





## 34 STALLINGBOROUGH ROAD, HEALING GRIMSBY

### **BEDROOM 2**

12'3 x 10'9 (3.73m x 3.28m)

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



### **BEDROOM 2**





**BEDROOM 3**

10'1 x 6'9 (3.07m x 2.06m)

This single bedroom with a u.PVC double glazed window, a central heating radiator, access to the eaves and a light to the ceiling.



**SHOWER ROOM**

6'10 x 6'8 (2.08m x 2.03m)

With a walk-in shower, his n hers sinks set on a wooden shelving unit and a toilet. A u.PVC double glazed window, tiles to the shower area, a chrome ladder style radiator, vinyl to the floor and spotlights to the ceiling.

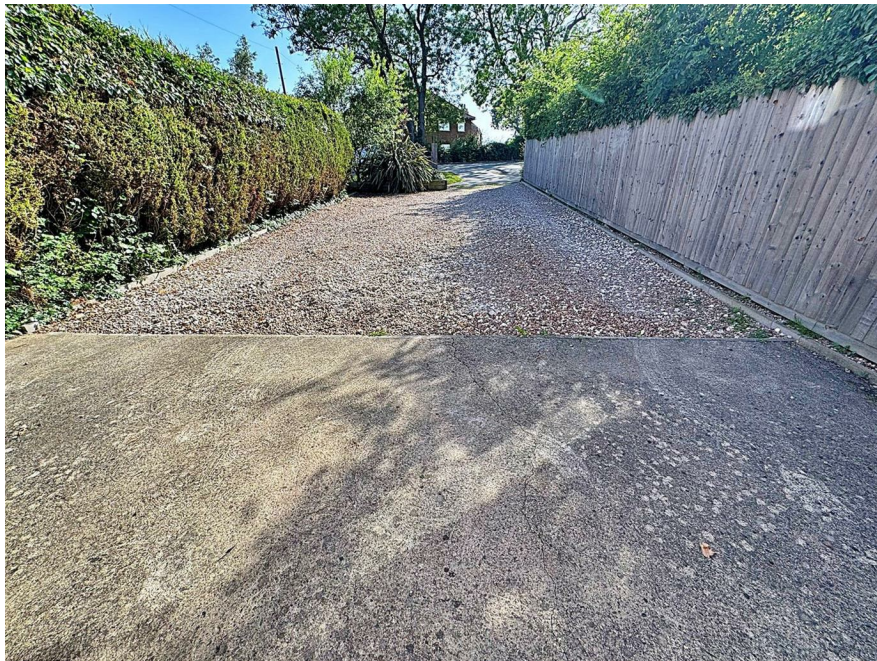




## 34 STALLINGBOROUGH ROAD, HEALING GRIMSBY

### OUTSIDE

The front garden is enclosed by a combination of fencing and mature hedging, and is attractively laid with decorative stones for low maintenance, providing ample off-road parking. The generous rear garden is fully enclosed and larger than average, making it ideal for families and outdoor entertaining. It is predominantly laid to lawn, complemented by a raised patio area—perfect for relaxing and social gatherings.



### OUTSIDE





**34 STALLINGBOROUGH ROAD, HEALING GRIMSBY**

**OUTSIDE**



**OUTSIDE**

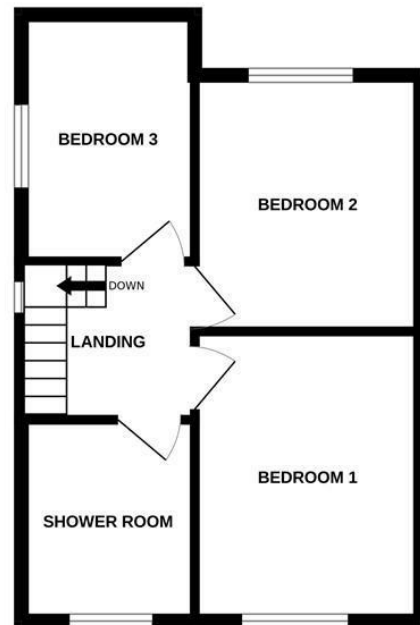




GROUND FLOOR

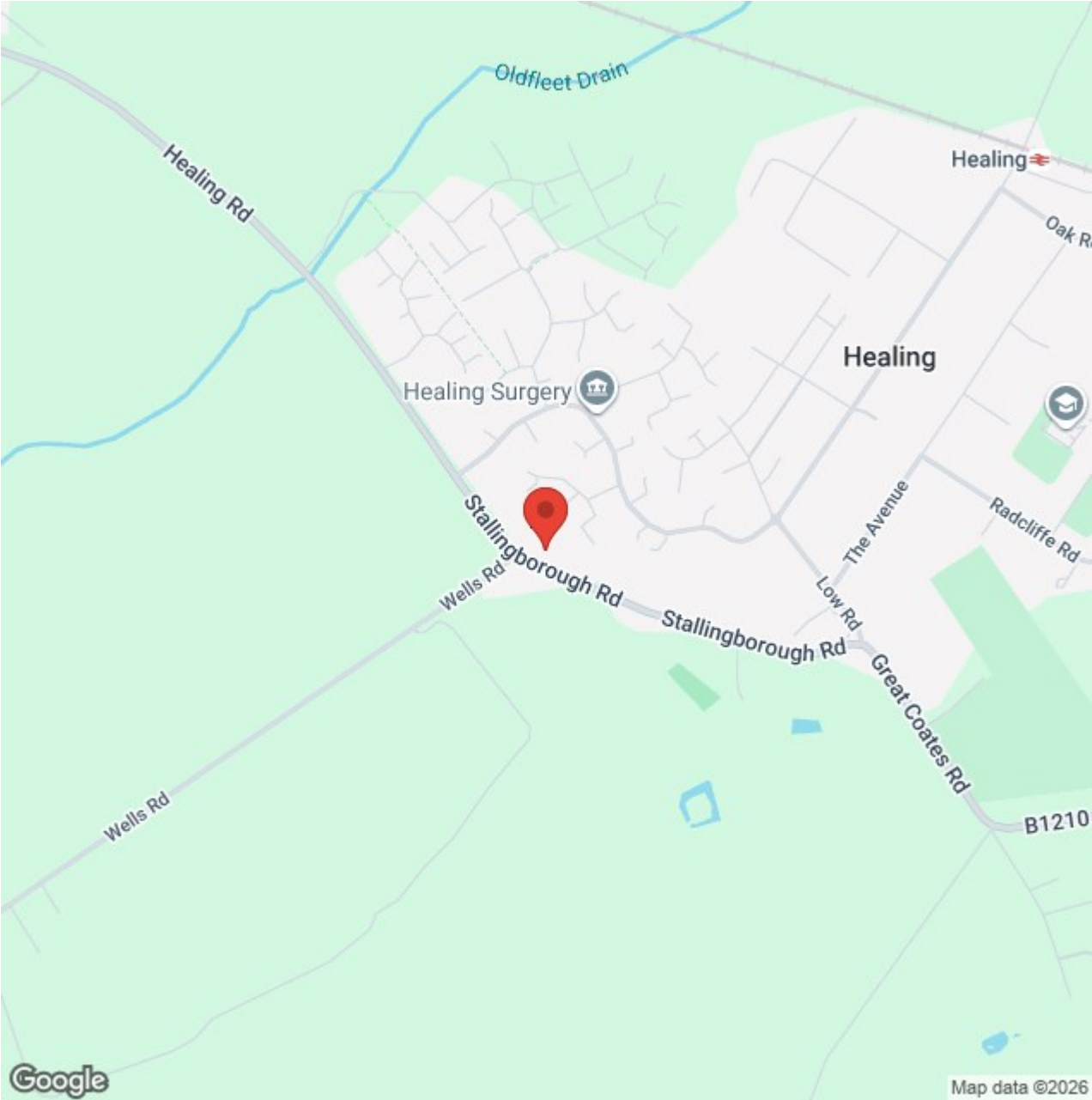
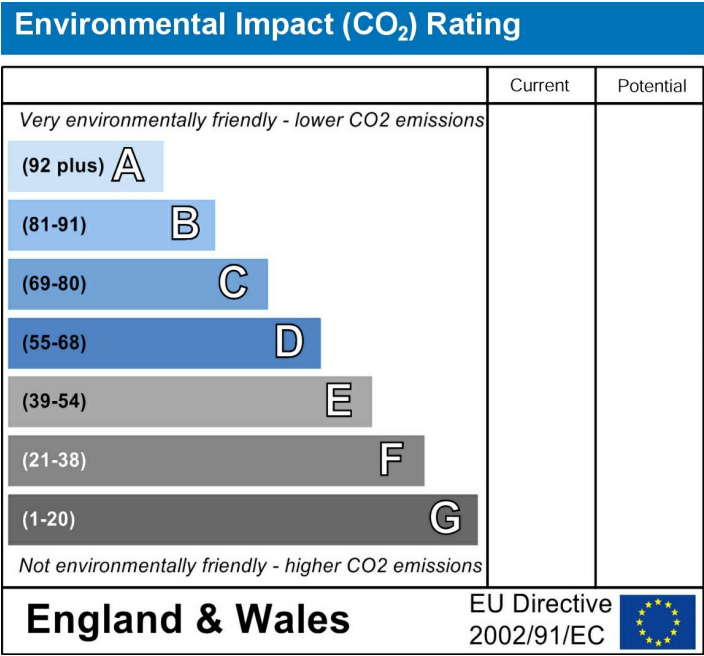
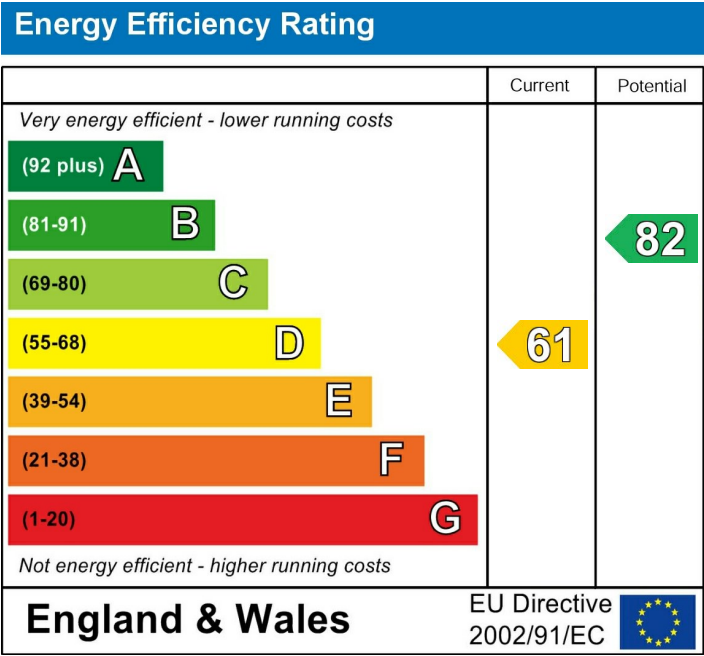


1ST FLOOR



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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## **ADDITIONAL NOTES**

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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 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.**

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