

# BETTLES, MILES & HOLLAND

## Estate Agents - Valuers

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### PROPERTY FOR SALE

### 10 SALISBURY AVENUE, WALTHAM GRIMSBY

**PURCHASE PRICE £140,000 - NO CHAIN**



VIEWING

By appointment with this office

COUNCIL TAX BAND

A

PURCHASE PRICE

£140,000

TENURE

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



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## 10 SALISBURY AVENUE, WALTHAM GRIMSBY

Nestled in the charming village of Waltham, Grimsby, this delightful three-bedroom semi-detached house on Salisbury Avenue presents an excellent opportunity for families and first-time buyers alike. The property boasts a spacious lounge, perfect for relaxation and entertaining, alongside a well-appointed kitchen/diner that invites family gatherings and culinary creativity.

Convenience is key, with a utility room that enhances practicality, while the upstairs bathroom and separate toilet provide ample facilities for family living. The home is fitted with uPVC double glazing and central heating, ensuring comfort throughout the seasons.

The exterior of the property features a large frontage, offering off-road parking for one vehicle, and a back garden that is ideal for outdoor activities or simply enjoying the fresh air.

Situated within walking distance to local amenities, this residence combines the tranquillity of village life with the convenience of nearby shops and services. This property is not only a good-sized family home but also represents a fantastic opportunity for those looking to step onto the property ladder. With its appealing features and prime location, this home is sure to attract interest. Don't miss the chance to make it yours.

\*\*\*Please note this property is sold as seen and that any services, heating system or appliances have not been tested and no warranty can be given or implied as to their working order.\*\*\*

### ENTRANCE HALL

Entry through a u.PVC double glazed white door to the front of the property, stairs to the first floor, gas central heating radiator, wood effect laminated flooring and light to ceiling.

### LOUNGE

17'9 x 10'6 (5.41m x 3.20m)

Accessed from the hallway this good sized lounge has a u.PVC double glazed window to the front elevation, central heating radiator, wood effect laminate flooring, a tiled fireplace with wooden mantle. There is a central light fitting, coving and a sliding u.PVC double glazed patio door to rear elevation.



**LOUNGE**



**KITCHEN**

10'4 x 5'7 x 12'11 x 9'7 (3.15m x 1.70m x 3.94m x 2.92m )

Accessed from hallway the kitchen comprises of white wall and base units with black marble effect worktop, a stainless steel sink and mixer tap, space for cooker with a housed extractor fan. There is a tiled floor, a u.PVC double glazed window to the rear elevation, a u.PVC door to the side elevation, spot lights to the ceiling, a vertical gas central heating radiator and there is an under stairs cupboard.



**KITCHEN**



**UTILITY AREA**

6'6 x 6'5 (1.98m x 1.96m)

Archway from kitchen to this utility area with tiled flooring, a u.PVC double glazed window and a central light fitting.

**LANDING**

Up the stairs to the first floor accommodation with a u.PVC double glazed window to the rear elevation, doors to all rooms, wood effect laminate flooring and a central light fitting.

**BEDROOM 1**

11'11 x 9'7 (3.63m x 2.92m)

This good sized double bedroom is situated to the front of the property. It boasts a u.PVC double glazed window to the front elevation, a built in wardrobe and an airing cupboard housing the central heating boiler, a central heating radiator, a central light fitting and coving to the ceiling.



**BEDROOM 2**

9'1 x 11'4 (2.77m x 3.45m)

Another bedroom situated at the front of the property with a u.PVC double glazed window to the front elevation, a gas central heating radiator, wood effect laminate to the floor, a central light fitting and coving to the ceiling.



**BEDROOM 3**

8' x 7'5 (2.44m x 2.26m)

This single bedroom is situated to the rear of the property comprising of a u.PVC double glazed window to the rear elevation, a gas central heating radiator and spotlights to the ceiling.



## 10 SALISBURY AVENUE, WALTHAM GRIMSBY

### **BATHROOM**

5'2 x 4'6 x 6'6 (1.57m x 1.37m x 1.98m)

Situated to the rear of the property, the bathroom comprises of a panelled bath with chrome taps, an electric shower with glass shower screen, pedestal wash hand basin with chrome taps and a gas central heating radiator. There is tiling to the floor, part tiled walls, a u.PVC double glazed window to the rear elevation with privacy glass and a central light fitting.



### **TOILET**

This separate toilet located at the rear of the property with fully tiled walls and floor, spotlights to the ceiling and a u.PVC double glazed window with privacy glass.

### **FRONT GARDEN**

To the front of the property there is a blocked paved driveway and path accessed via wrought iron gates, the rest being mainly laid to lawn with a hedge boundary.



## 10 SALISBURY AVENUE, WALTHAM GRIMSBY

### BACK GARDEN

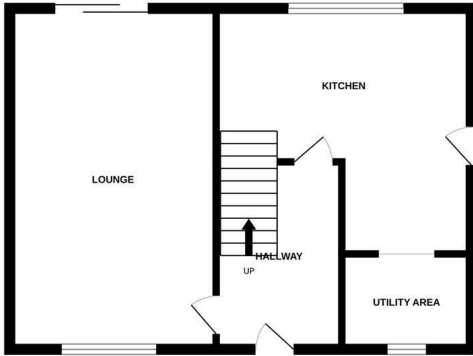
To the rear of the property there is a triangular garden with a fenced boundary. There is an area of artificial grass with a decked area and a separate patio and two sheds.



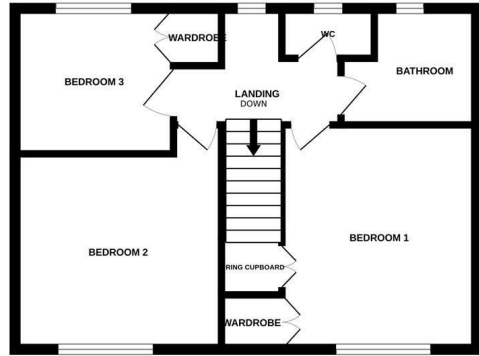
### OUTSIDE



GROUND FLOOR




1ST FLOOR




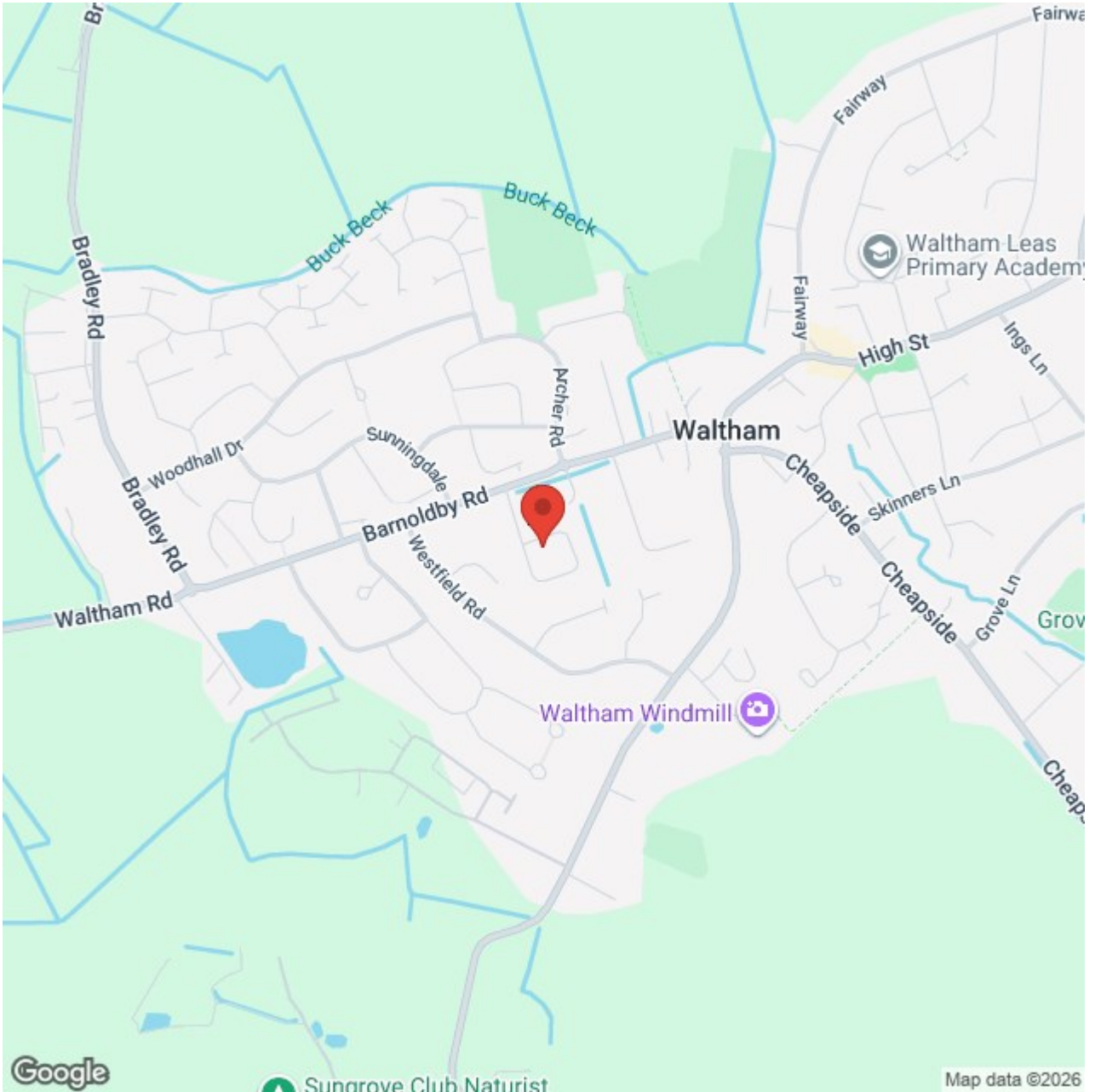
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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>	69	76
(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 CO <sub>2</sub> 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 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.

Bettles, Miles and Holland Estate Agents is an introducer to JDW Associates, which is an appointed representative of Lakeside Wealth Management Limited, which is authorised and regulated by the Financial Conduct Authority 458204.

*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