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PROPERTY FOR SALE
85 ST. IVES CRESCENT, GRIMSBY

PURCHASE PRICE £140,000 FREEHOLD

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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85 ST. IVES CRESCENT, GRIMSBY

Nestled in the desirable St. Ives Crescent of Grimsby, this well-presented mid-terrace house offers a perfect blend of comfort and convenience. With its close proximity to local amenities and schools, it is an ideal choice for families and professionals alike.

Upon entering, you are welcomed by an entrance hall that leads to an inviting lounge, perfect for relaxation or entertaining guests. The kitchen/diner is a delightful space, providing ample room for family meals and gatherings. A convenient WC is also located on the ground floor, adding to the practicality of the layout.

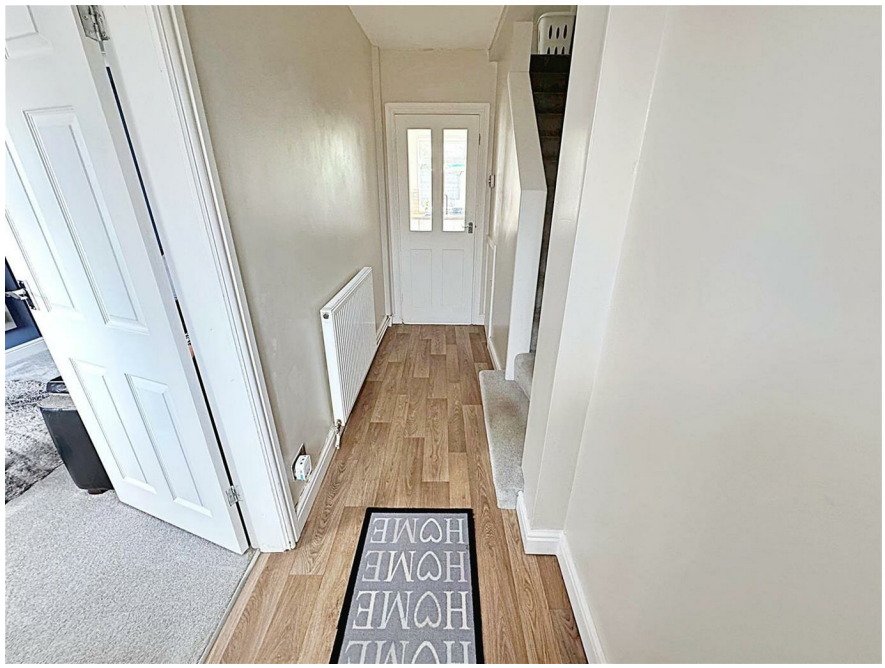
The first floor boasts three generously sized bedrooms, each offering a peaceful retreat for rest and relaxation. The well-appointed bathroom completes this level, ensuring that all essential facilities are easily accessible.

Outside, the property features an enclosed rear garden, providing a private outdoor space for children to play or for hosting summer barbecues. Additionally, the garden includes brick outbuildings, offering extra storage or potential for a workshop. The block-paved frontage adds to the property's charm and provides off-street parking.

This home benefits from double glazing and gas central heating, ensuring warmth and comfort throughout the year. With its appealing features and excellent location, this property is a wonderful opportunity for those seeking a lovely home 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.



85 ST. IVES CRESCENT, GRIMSBY

LOUNGE

12'4 x 10'7 (3.76m x 3.23m)

The lounge is to the front of the property with a u.PVC double glazed window, a wall mounted pebble effect gas fire, a central heating radiator, a light and coving to the ceiling.

LOUNGE

85 ST. IVES CRESCENT, GRIMSBY

KITCHEN

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

With a range of white wall and base units, contrasting work surfaces, tiled splash backs, a black sink unit with a black mixer tap. A housed electric oven and microwave, an induction hob with a black extractor fan above and integrated washing machine. A u.PVC double glazed window, vinyl to the floor and spotlights to the ceiling.

KITCHEN

DINER

10'7 x 10'1 (3.23m x 3.07m)

The dining area with u.PVC double glazed French doors into the garden. A vertical radiator, vinyl to the floor, a light and coving to thee ceiling.

DINER

WC

5'8 x 3'4 (1.73m x 1.02m)

With a u.PVC double glazed window, a toilet, vinyl to the floor and a light to the ceiling.

LANDING

Up the stairs to the first floor accommodation where doors to all rooms lead off, spotlights and coving to the ceiling.

BATHROOM

6'9 x 5'5 (2.06m x 1.65m)

Comprising of a panelled bath, chrome taps, a Triton electric shower, a pedestal wash hand basin with chrome taps and a toilet. A u.PVC double glazed window, part tiled walls, a central heating radiator, vinyl to the floor and a light to the ceiling.

BEDROOM 1

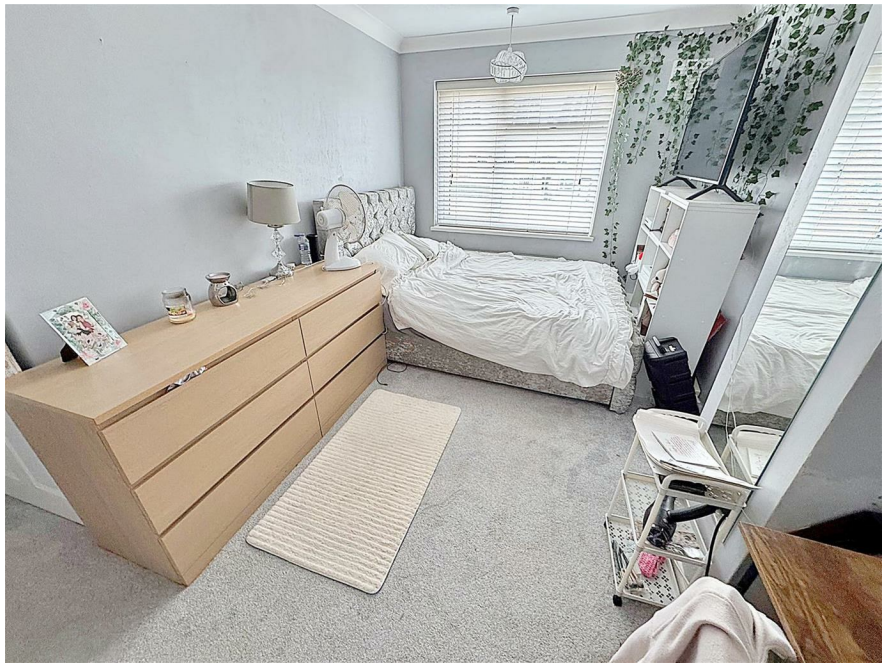
13'1 x 10'4 (3.99m x 3.15m)

This 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 2

12'11 x 10'9 (3.94m x 3.28m)

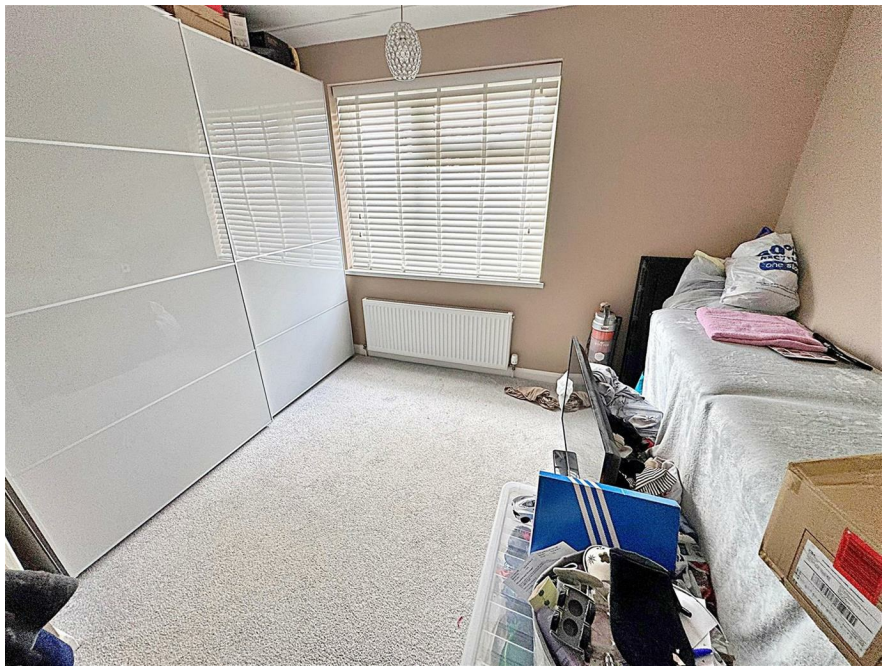
Another double bedroom to the front of the property with a u.PVC double glazed window, a central heating radiator, a light and to the ceiling.



BEDROOM 3

11'3 x 9'5 (3.43m x 2.87m)

The third double bedroom 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.



85 ST. IVES CRESCENT, GRIMSBY

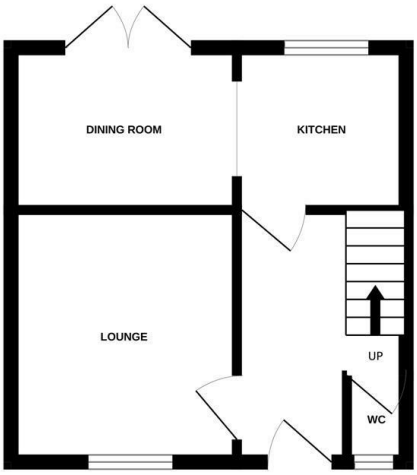
OUTSIDE

The front of the property has a fenced boundary and is laid to block-paving for ease of maintenance and parking.

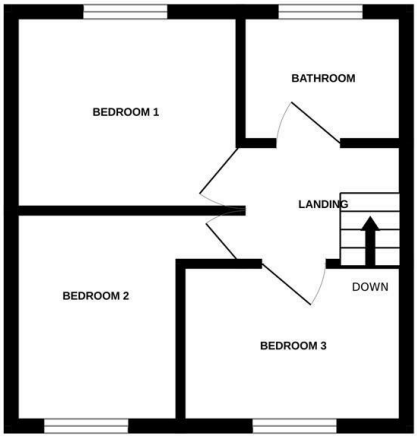
The rear garden has fenced boundary with a wooden gate and is mainly laid to lawn, a decked area at the back of the garden and an outside electric socket. Two brick outhouses with power.

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

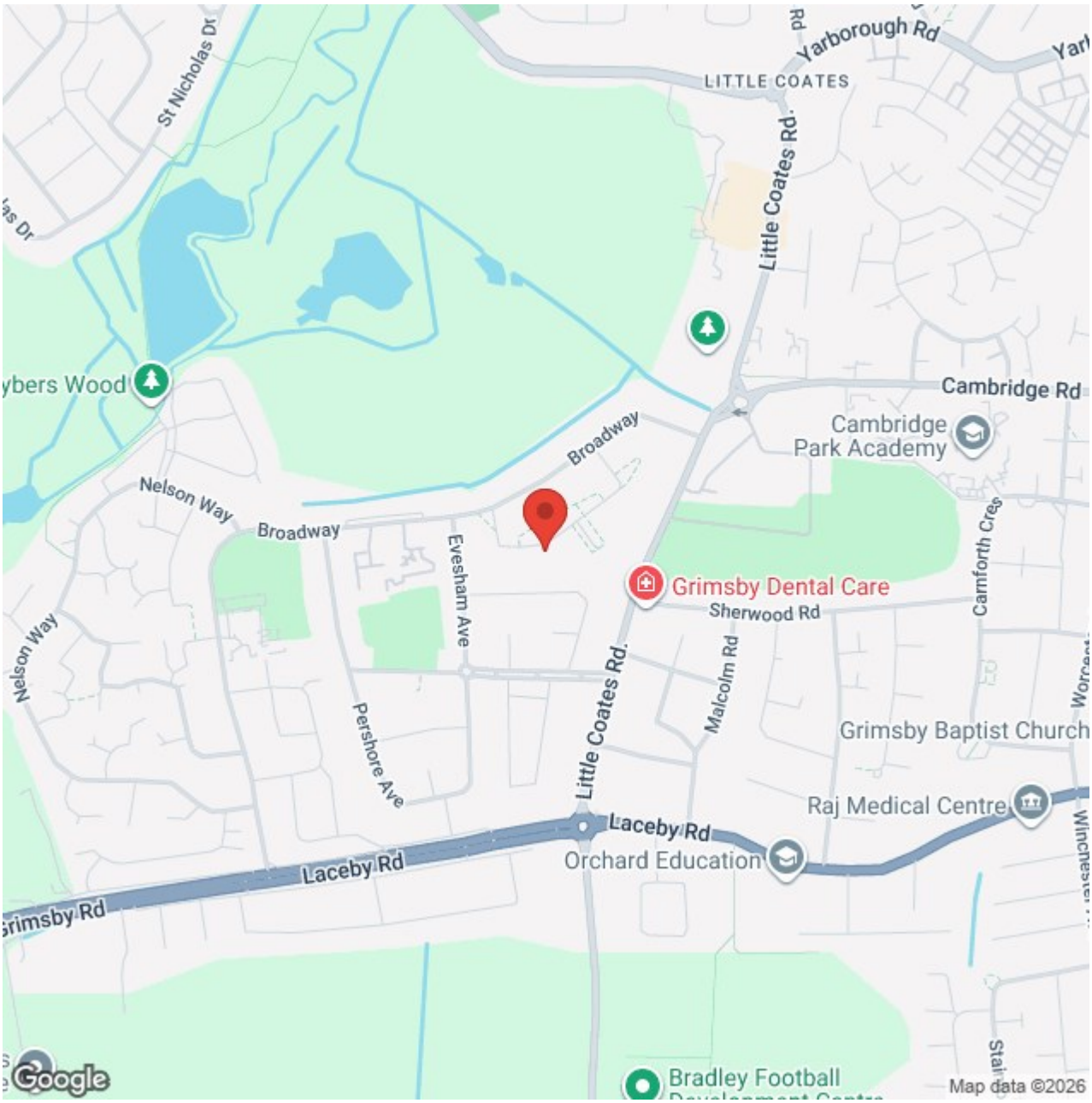
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO_2) 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:

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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.

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