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PROPERTY FOR SALE
63A SIXHILLS STREET, GRIMSBY

PURCHASE PRICE £75,950 - NO CHAIN



VIEWING	By appointment with this office
COUNCIL TAX BAND	A
PURCHASE PRICE	£75,950
TENURE	We understand the property to be Freehold and this is to be confirmed by the solicitors

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63A SIXHILLS STREET, GRIMSBY

Nestled on Sixhills Street in Grimsby, this charming semi-detached house presents an excellent opportunity for first-time buyers or those seeking a buy-to-let investment. Offered for sale with no chain, this property is conveniently located close to Grimsby town centre, providing easy access to a variety of local amenities.

Upon entering, you are welcomed into an entrance hall that leads to a comfortable lounge, perfect for relaxation or entertaining guests. The well-appointed kitchen offers a functional space for culinary pursuits. Upstairs, you will find two inviting bedrooms, ideal for restful nights, along with a bathroom that caters to your daily needs.

The property boasts an enclosed, low-maintenance rear garden, providing a private outdoor space. Additionally, off-road parking is available at the side of the house, ensuring convenience for residents and visitors alike.

With double glazing and gas central heating, this home promises warmth and comfort throughout the year. This delightful property is not to be missed, offering a blend of practicality and location that is sure to appeal to a wide range of buyers.

HALL

Through a u.PVC double glazed door into the hall with stairs to the first floor accommodation. Door to the lounge, a central heating radiator, laminate to the floor and a light to the ceiling.

LOUNGE

11'5 decreasing to 7'9 x 16'0 (3.48m decreasing to 2.36m x 4.88m)
The lounge is to the front of the property with a u.PVC double glazed window, a central heating radiator, laminate to the floor and two lights to the ceiling.



63A SIXHILLS STREET, GRIMSBY

KITCHEN

11'5 x 7'5 (3.48m x 2.26m)

With a range of white wall and base units, contrasting work surfaces, tiled splash backs and a stainless steel sink unit with a chrome mixer tap. An integrated electric oven and hob with a housed extractor fan above, a wall mounted central heating boiler and there is plumbing for a washing machine. A u.PVC double glazed window and door, a central heating radiator, a tiled floor and a light to the ceiling.



KITCHEN



LANDING

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

BATHROOM

4'8 x 6'4 (1.42m x 1.93m)

The bathroom comprising of a panelled bath, chrome taps and a shower over, 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

12'9 x 8'4 (3.89m x 2.54m)

This double bedroom is to the front of the property with a u.PVC double glazed window, a built in wardrobe with sliding doors and a built in cupboard. A central heating radiator, vinyl to the floor and a light to the ceiling.



63A SIXHILLS STREET, GRIMSBY

BEDROOM 1



BEDROOM 2

10'10 x 6'2 (3.30m x 1.88m)

Bedroom 2 is to the rear of the property with a u.PVC double glazed window, a central heating radiator and a light to the ceiling.



63A SIXHILLS STREET, GRIMSBY

SIDE SHOT



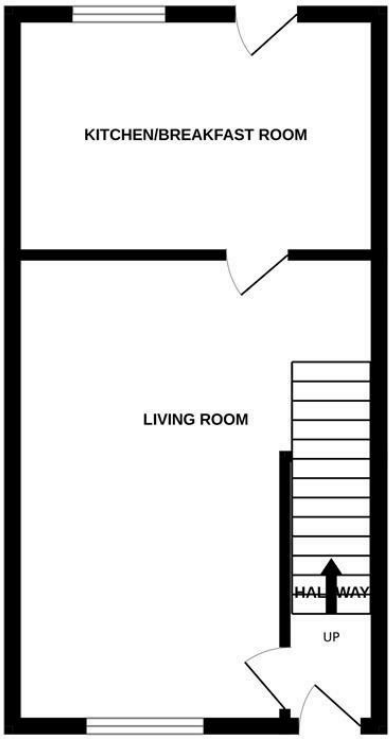
OUTSIDE

The front garden has a walled boundary with a wrought iron gate and is laid to pavers for ease of maintenance.

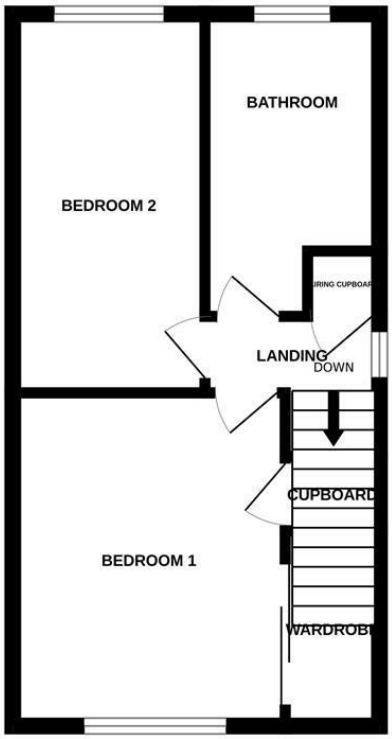
The rear garden has a walled and fenced boundary with a wooden gate and is laid to pavers for ease of maintenance.



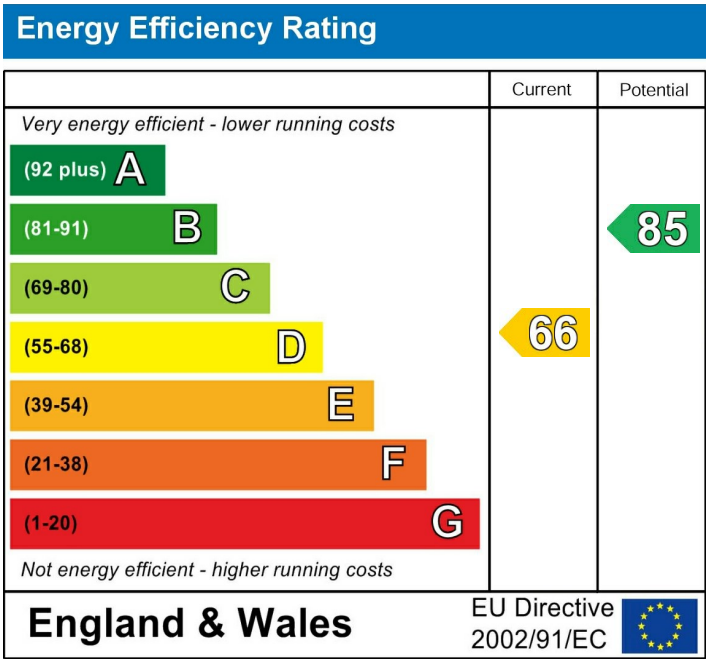
GROUND FLOOR

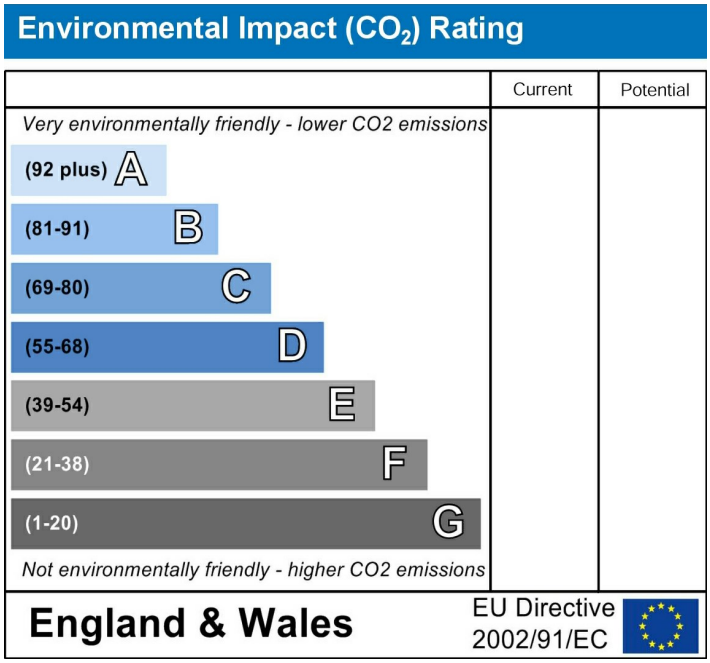


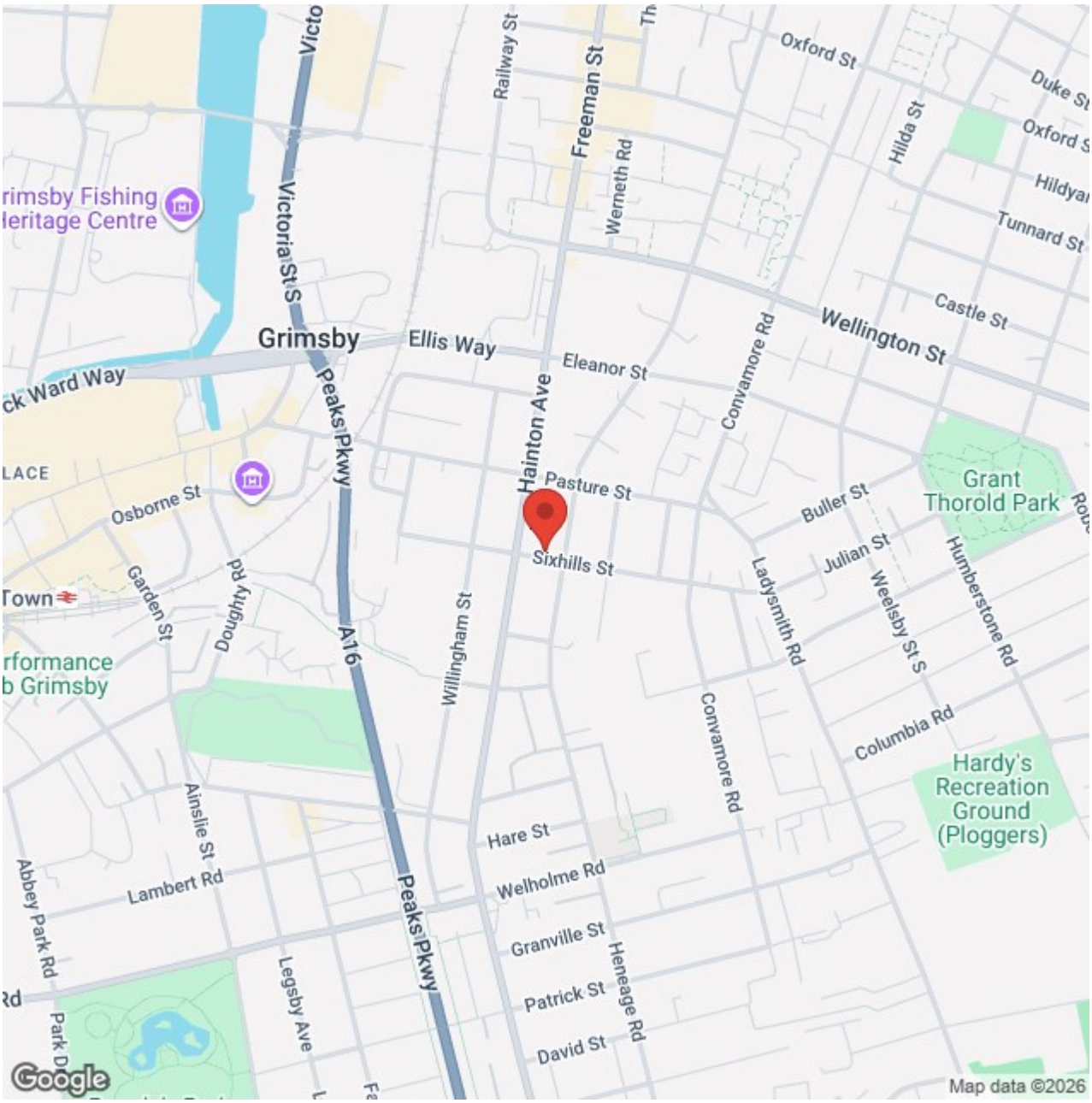
1ST FLOOR



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
66
85
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


Grimsby
Ellis Way
Victoria St S
Peaks Pkwy
A16
Railway St
Freeman St
Werneth Rd
Oxford St
Hilda St
Duke St
Tunnard St
Castle St
Wellington St
Eleanor St
Convamore Rd
Hainton Ave
Pasture St
Sixhills St
Willingham St
Buller St
Julian St
Ladysmith Rd
Weelsby St S
Humberstone Rd
Grant Thorold Park
Columbia Rd
Hardy's Recreation Ground (Ploggers)
Hare St
Welholme Rd
Granville St
Patrick St
David St
Heneage Rd
Lambert Rd
Ainslie St
Abbey Park Rd
Legsby Ave
Osborne St
Garden St
Doughty Rd
Grimsby Fishing Heritage Centre
Google
Map data ©2026

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.

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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.**

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