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PROPERTY FOR SALE
45 MANSEL STREET, GRIMSBY

PURCHASE PRICE £80,000 FREEHOLD



VIEWING	By appointment with this office
COUNCIL TAX BAND	A
PURCHASE PRICE	£80,000
TENURE	We understand the property to be Freehold and this is to be confirmed by the solicitors

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45 MANSEL STREET, GRIMSBY

Nestled on Mansel Street in the heart of Grimsby, this exceptional mid-terrace property has been refurbished to a high standard, making it a perfect choice for first-time buyers or savvy investors. With a fresh approach to modern living, this home boasts new damp proofing and has been completely re-wired, ensuring peace of mind for its new occupants.

Upon entering, you are welcomed by an entrance porch that leads into a hall. The lounge/diner is a delightful space, ideal for both relaxation and entertaining. The fitted kitchen is well-equipped, providing a functional area for culinary pursuits. The property features a stylish four-piece bathroom, designed for comfort and convenience.

On the first floor, you will find three generously sized double bedrooms, offering ample space for family or guests. The property benefits from U.PVC double glazing throughout, ensuring warmth and energy efficiency, complemented by a reliable gas central heating system.

Outside, the low-maintenance gardens provide a pleasant outdoor space without the burden of extensive upkeep. The location is particularly advantageous, with easy access to local amenities, as well as the vibrant areas of Grimsby and Cleethorpes. Excellent bus routes nearby enhance connectivity, making commuting a breeze.

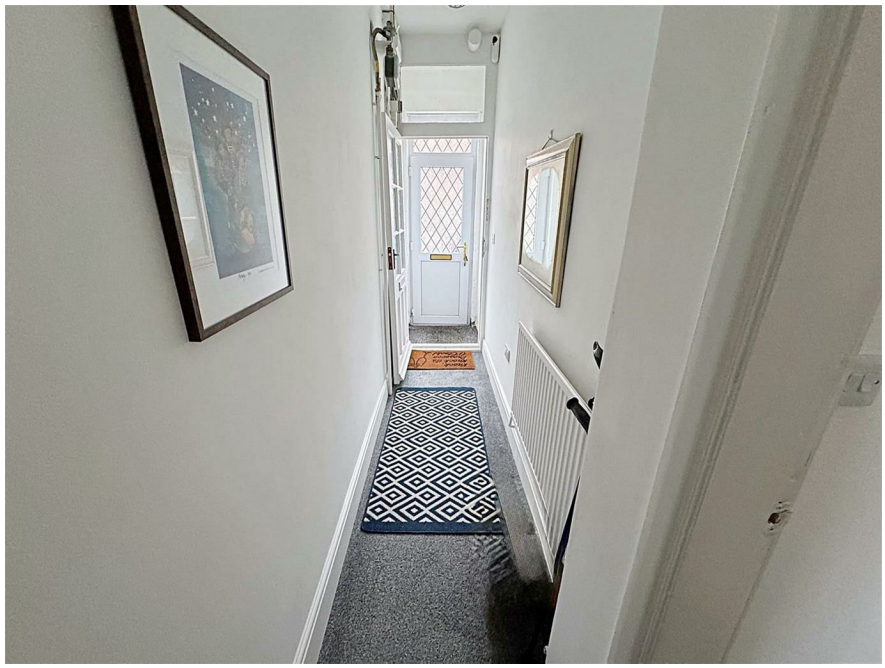
This turnkey-ready home is a rare find, combining modern comforts with a prime location. Whether you are looking to settle down or seeking a promising investment opportunity, this property is sure to impress. Do not miss the chance to make this beautifully refurbished house your new home.

ENTRANCE PORCH

Through a u.PVC double glazed door into the porch with tiled walls and a hardwood and glazed door into the hall.

HALL

With stairs to the first floor accommodation, a central heating radiator and a light to the ceiling.



45 MANSEL STREET, GRIMSBY

LOUNGE

11'10 x 9'10 (3.61m x 3.00m)

The lounge is to the front of the property with a u.PVC double glazed bow window, a central heating radiator and a light to the ceiling.



LOUNGE

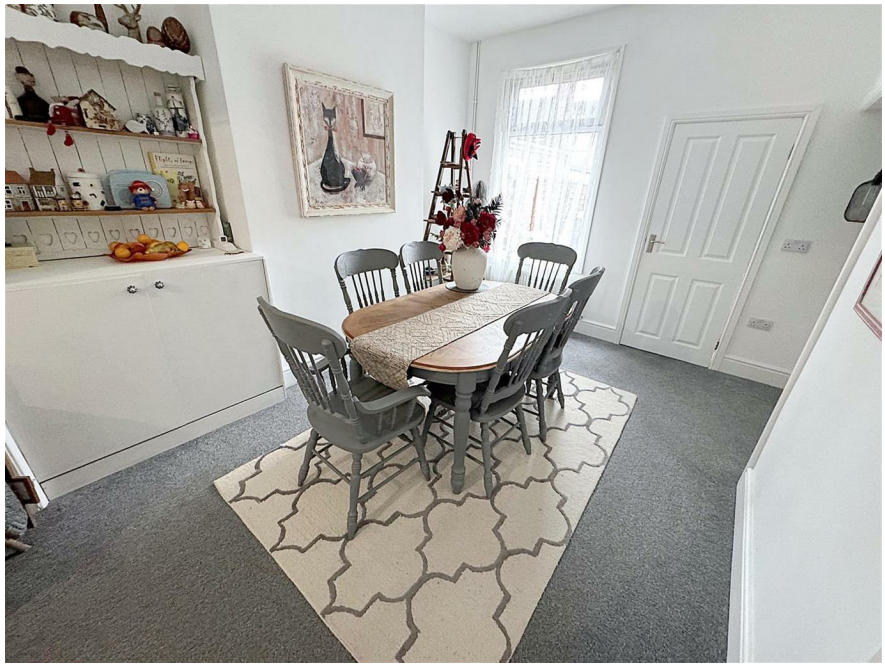


45 MANSEL STREET, GRIMSBY

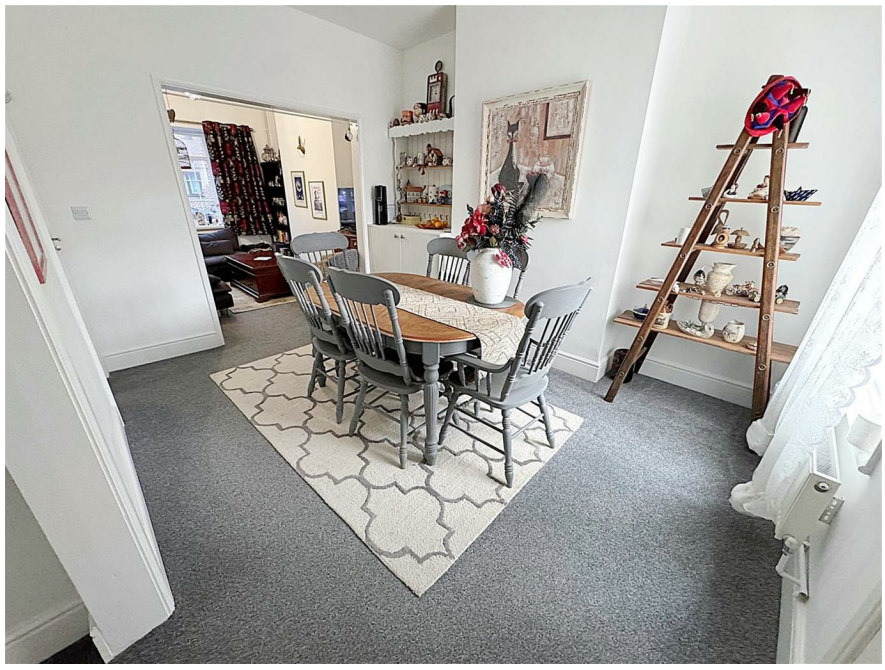
DINER

13'3 x 13'9 (4.04m x 4.19m)

With a u.PVC double glazed window, built in cupboards and shelving, a central heating radiator and a light to the ceiling.



DINER



45 MANSEL STREET, GRIMSBY

KITCHEN

12'0 x 7'7 (3.66m x 2.31m)

With a range of white base units, contrasting work surfaces and up stands incorporating a stainless steel sink unit with a chrome mixer tap. An integral electric oven and hob with a stainless steel extractor above and there is plumbing for a washing machine. A u.PVC double glazed window and door, a central heating radiator, vinyl to the floor and a light to the ceiling.



KITCHEN



LOBBY

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

BATHROOM

7'1 x 6'6 (2.16m x 1.98m)

The bathroom with a four-piece suite comprising of a panelled bath, a chrome mixer shower tap, a pedestal wash hand basin, a chrome mixer tap, a shower enclosure with a plumbed shower and a toilet. A u.PVC double glazed window, PVC boarding to the walls, a central heating radiator, 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. There is a built in storage cupboard, a light and loft access to the ceiling.



45 MANSEL STREET, GRIMSBY

BEDROOM 1

13'5 x 11'10 (4.09m x 3.61m)

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



BEDROOM 1



BEDROOM 2

13'2 x 8'2 (4.01m x 2.49m)

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



BEDROOM 2



BEDROOM 3

11'8 x 7'7 (3.56m x 2.31m)

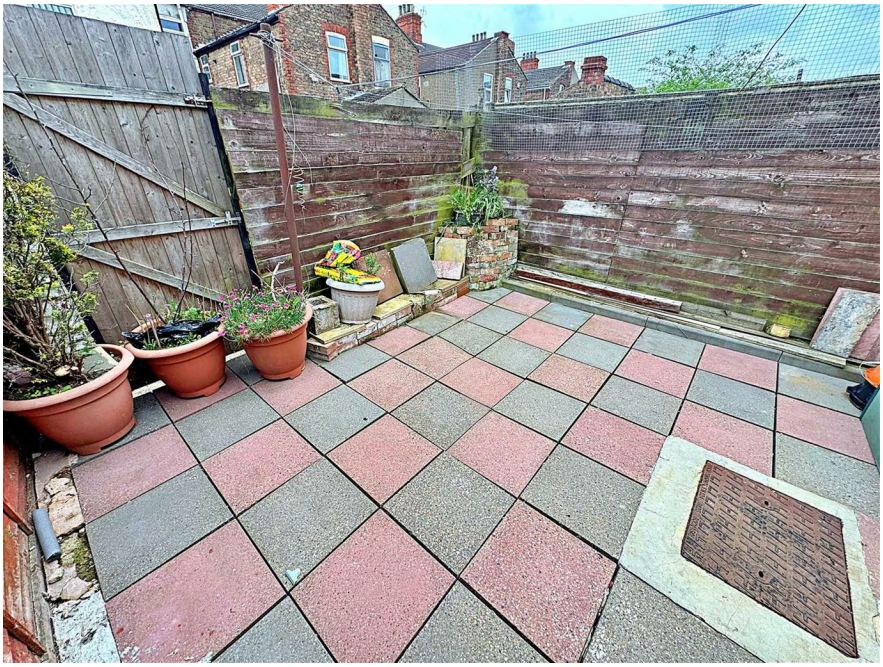
The third double bedroom with a u.PVC double glazed window, a central heating radiator and a light to the ceiling. There is a built in cupboard housing the central heating boiler.



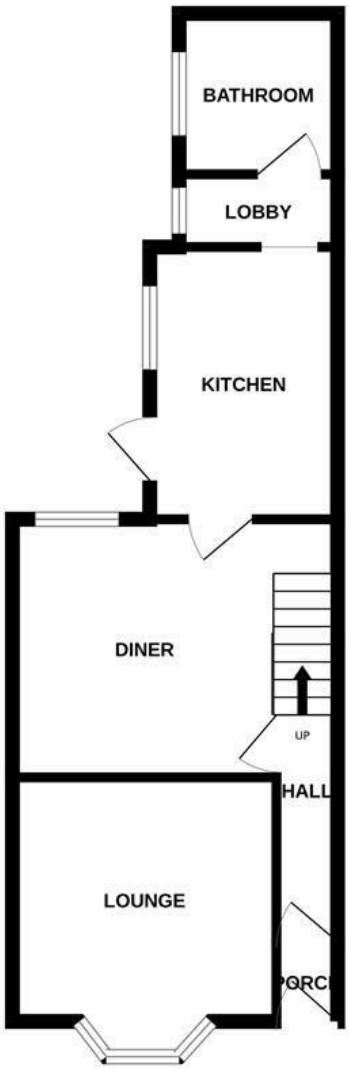
OUTSIDE

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

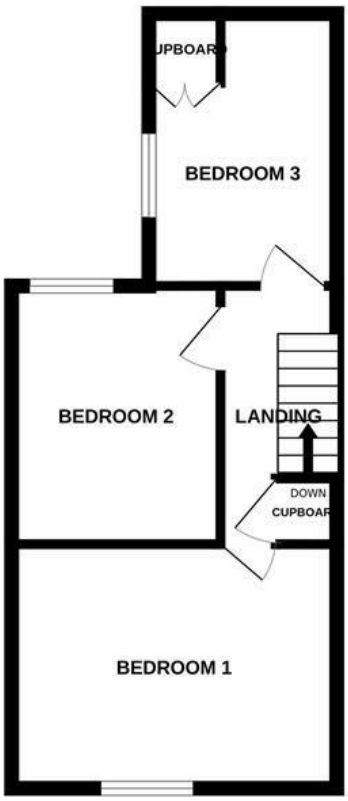
The rear garden with a fenced boundary and a wooden gate and is laid to pavers for ease of maintenance and there is an outside tap.



GROUND FLOOR



1ST FLOOR



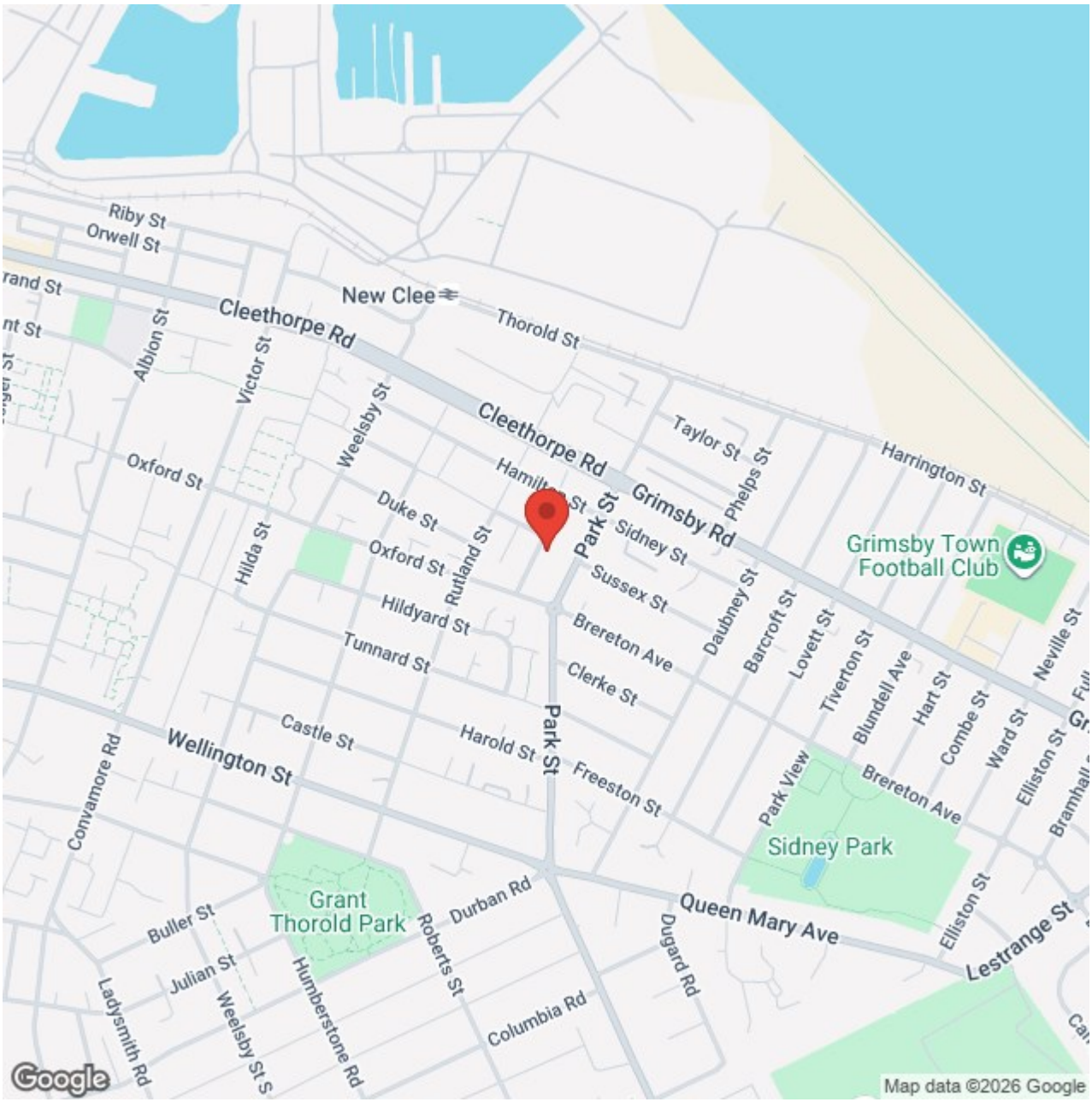
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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		86
(69-80) C	70	
(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:

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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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.

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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.

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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.)

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*** ALL MEASUREMENTS STATED ARE APPROXIMATE.**

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