

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

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PROPERTY FOR SALE

18 ROCKINGHAM CRESCENT, LACEBY ACRES GRIMSBY

PURCHASE PRICE £139,950 FREEHOLD



VIEWING

By appointment with this office

COUNCIL TAX BAND

A

PURCHASE PRICE

£139,950

TENURE

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



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18 ROCKINGHAM CRESCENT, LACEBY ACRES GRIMSBY

Nestled in the desirable location of Laceby Acres, Grimsby, this charming semi-detached house on Rockingham Crescent presents an excellent opportunity for first-time buyers. The property boasts an entrance hall that leads to a kitchen and a comfortable lounge/diner, perfect for relaxing or entertaining guests.

Upstairs, you will find two bedrooms, providing ample space for rest and relaxation, along with a well-maintained bathroom. The house is equipped with double glazing and gas central heating, ensuring warmth and comfort throughout the year.

One of the standout features of this property is the good-sized rear garden, which is ideal for outdoor activities or simply enjoying the fresh air. Additionally, the detached garage offers convenient storage or potential for a workshop, while off-road parking adds to the practicality of this lovely home.

Situated close to local amenities and schools, this property is not only a wonderful place to live but also a smart investment in a thriving community. With its appealing features and prime location, this semi-detached house is sure to attract interest. Don't miss the chance to make it your own!

ENTRANCE HALL

Through a u.PVC double glazed door into the hall with a central heating radiator, doors to the kitchen and lounge, vinyl to the floor, a light and coving to the ceiling.

KITCHEN

7'5 x 8'0 (2.26m x 2.44m)

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



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LOUNGE/DINER

15'0 x 11'5 (4.57m x 3.48m)

The lounge with a u.PVC double glazed window and door overlooking the garden. A wooden mantel, a marble effect back and hearth with an electric fire, stairs to the first floor accommodation, a central heating radiator, a light and coving to the ceiling.



LOUNGE/DINER



LANDING

Up the stairs to the first floor accommodation where doors to all rooms lead off and there is a light to the ceiling.

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BATHROOM

8'5 x 5'5 (2.57m x 1.65m)

The bathroom comprising of a panelled bath, a chrome mixer tap, a pedestal wash hand basin, chrome taps and a toilet. A u.PVC double glazed window, part tiled walls, a central heating radiator, a built in airing cupboard and a light to the ceiling.



BEDROOM 1

11'5 x 11'10 (3.48m x 3.61m)

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



18 ROCKINGHAM CRESCENT, LACEBY ACRES GRIMSBY

BEDROOM 1



BEDROOM 2

11'6 x 5'3 (3.51m x 1.60m)

Bedroom two with a u.PVC double glazed window, a central heating radiator, a light and loft access to the ceiling.



18 ROCKINGHAM CRESCENT, LACEBY ACRES GRIMSBY

GARAGE

The detached brick garage with an up and over door.



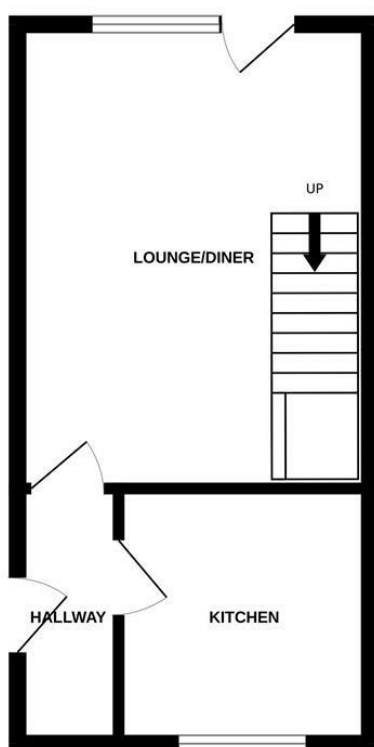
OUTSIDE

The front and side of the property is open and laid to lawn with a path to the front door and there is parking in front of the garage.

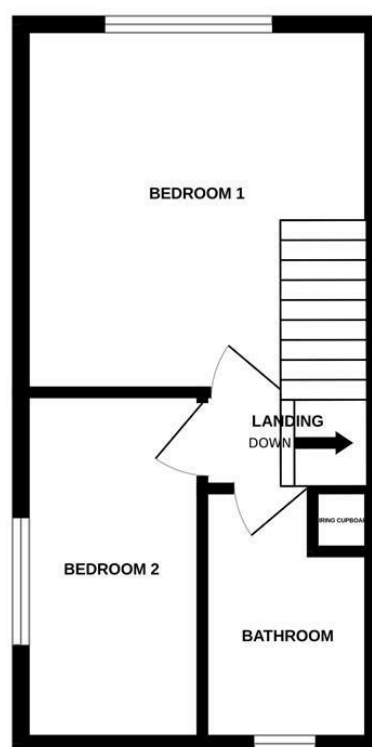
The rear garden has a fenced boundary with a wooden gate and is mainly laid to lawn with established borders and patio areas at either end of the garden.



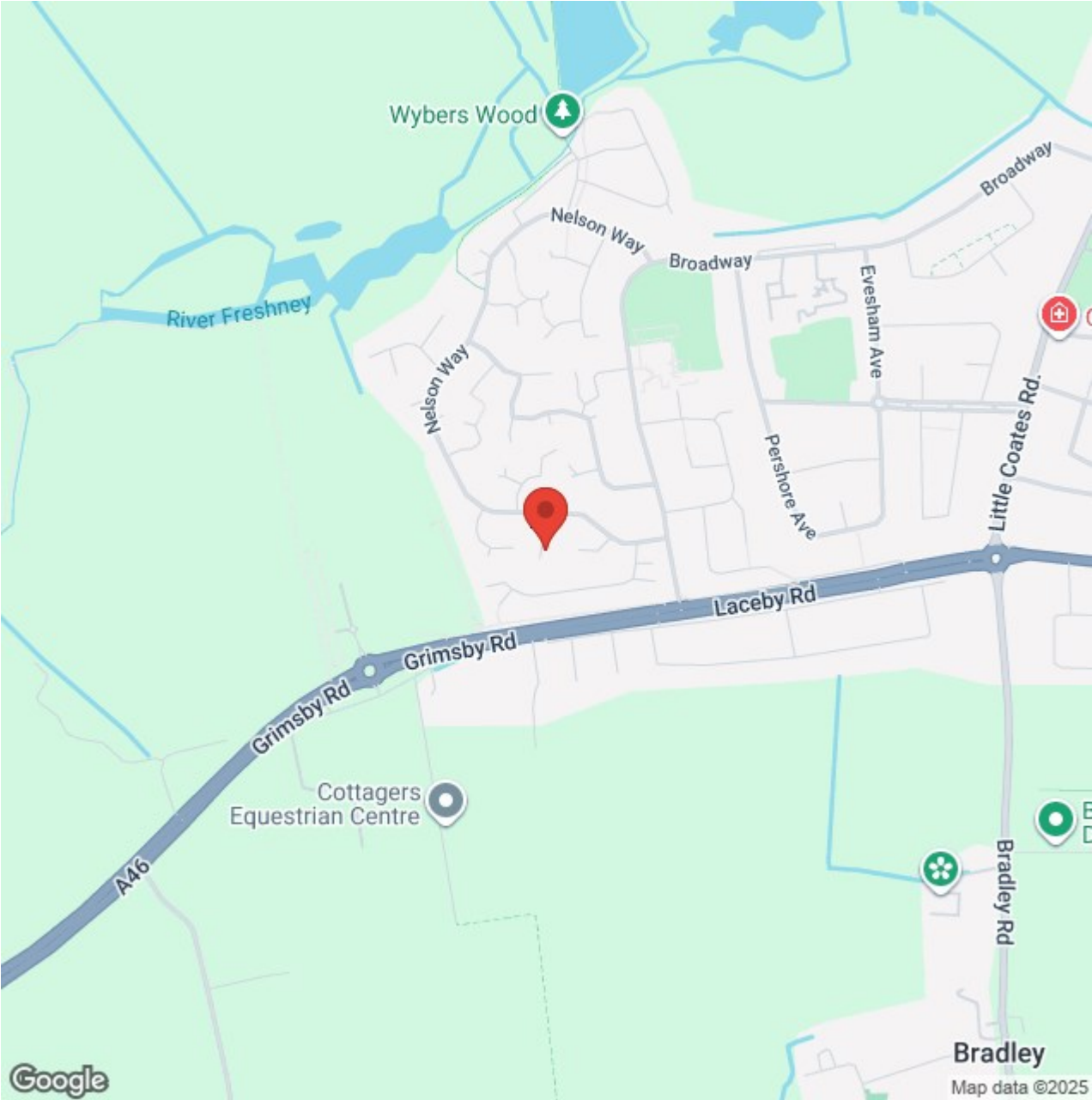
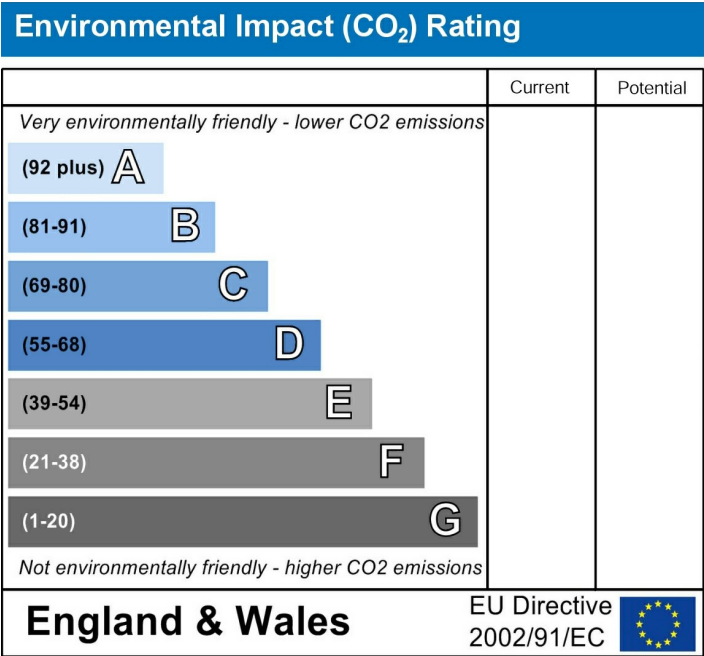
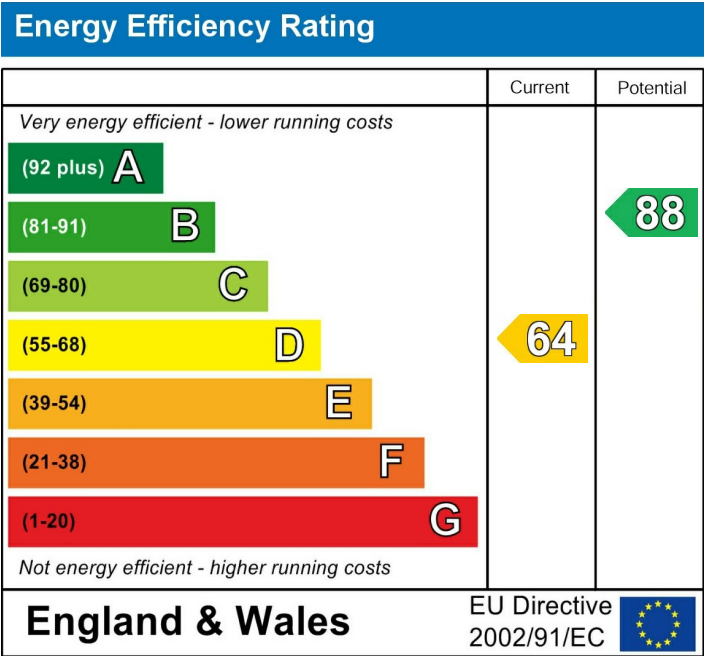
GROUND FLOOR



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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WE CAN OFFER INDEPENDENT MORTGAGE ADVICE

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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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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.)

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*** ALL MEASUREMENTS STATED ARE APPROXIMATE.**

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