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PROPERTY FOR SALE
8A BELGRAVE ROAD, SCARTHO TOP GRIMSBY

PURCHASE PRICE £144,500 FREEHOLD



VIEWING	By appointment with this office
COUNCIL TAX BAND	A
PURCHASE PRICE	£144,500
TENURE	We understand the property to be Freehold, and this is to be confirmed by the solicitors

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8A BELGRAVE ROAD, SCARTHO TOP GRIMSBY

Nestled on Belgrave Road in the desirable area of Scartho Top, Grimsby, this beautifully presented mid-terrace property offers a perfect blend of comfort and convenience. Ideal for first-time buyers, this charming home features a welcoming lounge that flows seamlessly into a modern kitchen/diner, creating an inviting space for both relaxation and entertaining.

The property boasts two double bedrooms, providing ample space for rest and personalisation. The modern bathroom is well-appointed, ensuring a pleasant experience for all residents. With double glazing throughout and gas central heating, the home is both energy-efficient and cosy, making it a delightful retreat in any season.

Outside, the well-maintained gardens offer a tranquil space to unwind, while the allocated parking for one vehicle adds to the convenience of this lovely home. The neutral decor throughout enhances the light and airy feel, allowing you to easily make it your own.

Situated close to local amenities, schools, a hospital, and the Grimsby Institute, this property is perfectly positioned for those seeking a vibrant community atmosphere. Whether you are looking to start your journey as a homeowner or seeking a sound investment, this mid-terrace house on Belgrave Road is an excellent choice. Don’t miss the opportunity to make this delightful property your new home.

LOUNGE

12'4 x 12'5 decreasing to 9'8 (3.76m x 3.78m decreasing to 2.95m)

Through a hardwood door into the lounge with stairs to the first floor accommodation, a u.PVC double glazed window, a white fire surround with grey back and hearth and an electric fire, two central heating radiators, laminate to the floor and a light to the ceiling.



8A BELGRAVE ROAD, SCARTHO TOP GRIMSBY

LOUNGE



KITCHEN/DINER

8'8 x 12'6 (2.64m x 3.81m)

With a range of white wall and base units, contrasting work surfaces incorporating a white sink unit with a chrome mixer tap and tiled splash backs. An electric oven, a gas hob with a stainless steel extractor fan above and an integrated washing machine. A u.PVC double glazed window, a hardwood door, an under stairs cupboard, a central heating radiator and two lights to the ceiling.



8A BELGRAVE ROAD, SCARTHO TOP GRIMSBY

KITCHEN/DINER



KITCHEN/DINER



LANDING

Up the stairs to the first floor accommodation where doors to all rooms lead off, a built in airing cupboard, a light and loft access to the ceiling.

8A BELGRAVE ROAD, SCARTHO TOP GRIMSBY

BEDROOM 1

9'7 decreasing to 4'8 x 12'5 decreasing to 9'1 (2.92m decreasing to 1.42m x 3.78m decreasing to 2.)

This double bedroom to the front of the property with two u.PVC double glazed windows, a built in cupboard, a central heating radiator, laminate to the floor and a light to the ceiling.



BEDROOM 1



8A BELGRAVE ROAD, SCARTHO TOP GRIMSBY

BEDROOM 2

9'1 x 6'0 (2.77m x 1.83m)

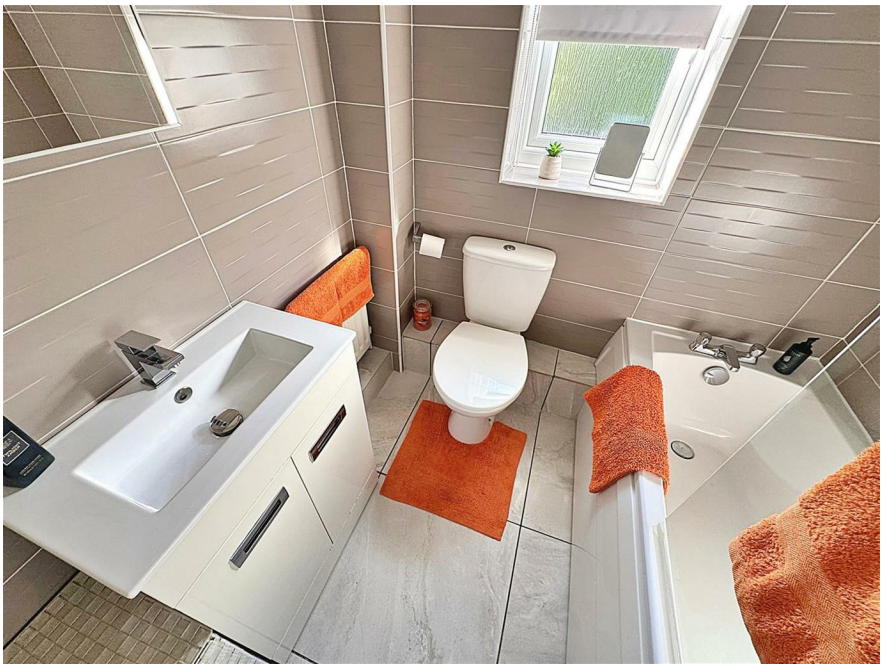
Another double bedroom to the rear of the property with a u.PVC double glazed window, a central heating radiator and a light to the ceiling.



BATHROOM

5'6 x 6'2 (1.68m x 1.88m)

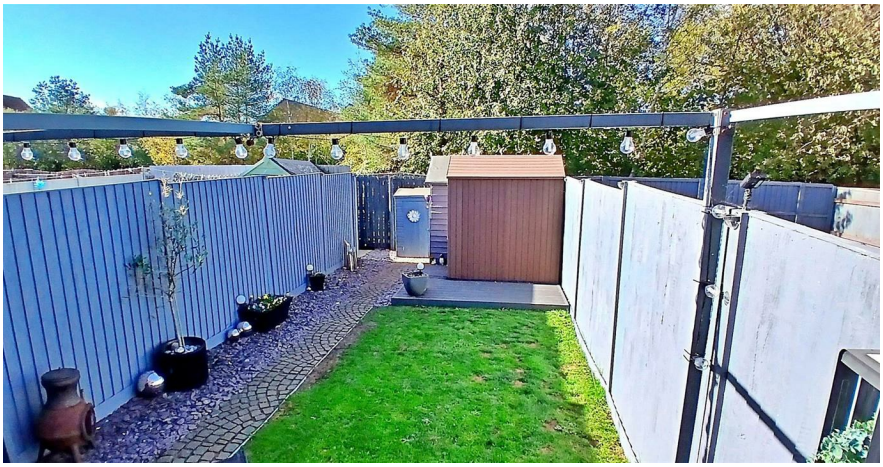
Comprising of a panelled bath, a chrome mixer tap, a plumbed shower and a glass shower screen, a pedestal wash hand basin with a chrome mixer tap and a toilet. A u.PVC double glazed window, tiled walls and floor, a central heating radiator and a light to the ceiling.



OUTSIDE

The front garden is open and is laid to lawn with a path to the front door. Opposite the property is an parking space.

The rear garden has a fenced boundary with a wooden gate which leads onto an open green area. The garden is laid to lawn with decorative chippings, a path and a patio area. A decked area with a timber shed and outside power.

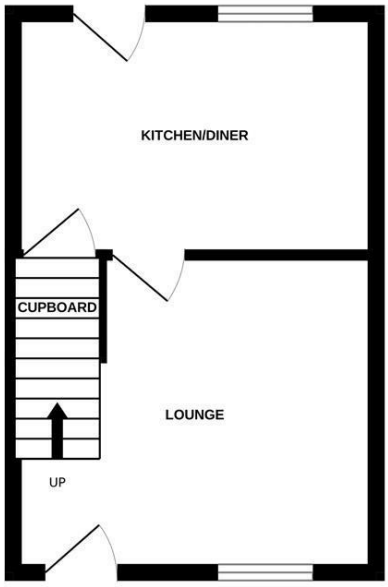


8A BELGRAVE ROAD, SCARTHO TOP GRIMSBY

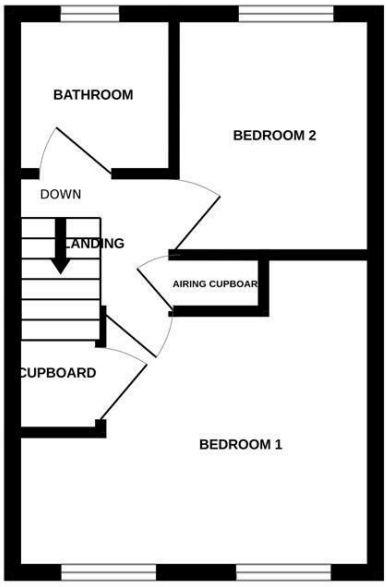
OUTSIDE



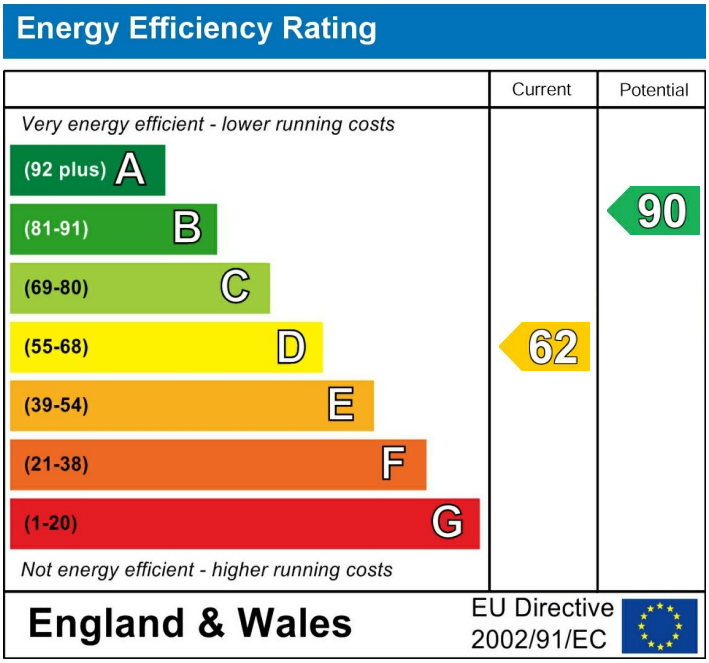
GROUND FLOOR

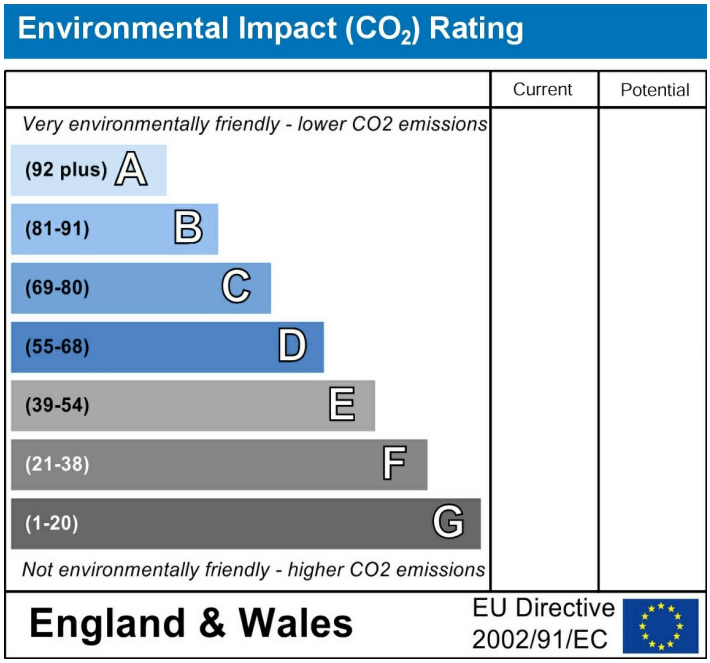


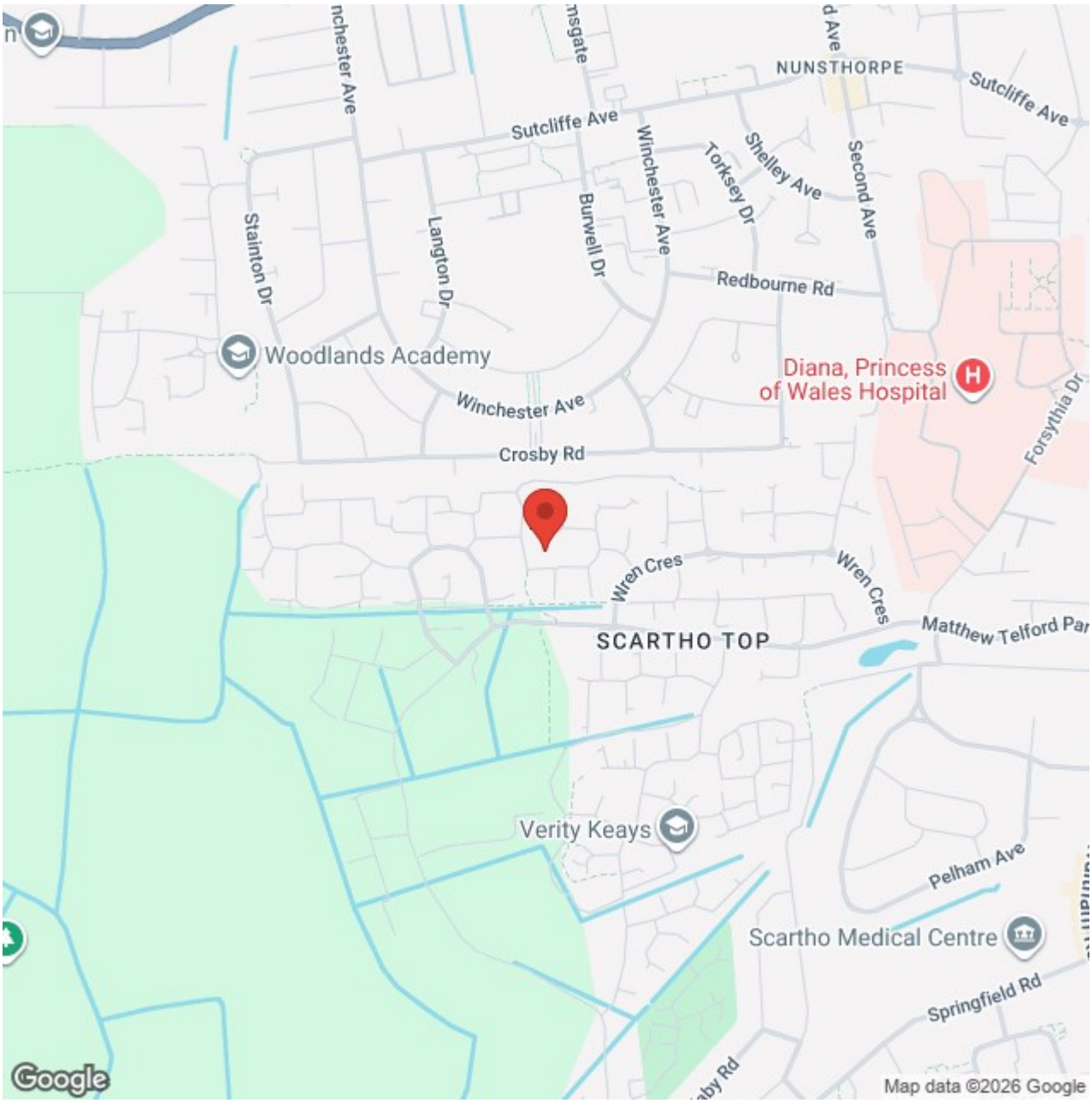
1ST FLOOR



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
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
62
90
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


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Sutcliffe Ave
Winchester Ave
Torksey Dr
Shelley Ave
Second Ave
Stainton Dr
Langton Dr
Burwell Dr
Winchester Ave
Redbourne Rd
Woodlands Academy
Diana, Princess of Wales Hospital
Winchester Ave
Crosby Rd
Forsythia Dr
Wren Cres
Wren Cres
SCARTHO TOP
Matthew Telford Par
Verity Keays
Pelham Ave
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Springfield Rd
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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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