

BETTLES, MILES & HOLLAND

Estate Agents - Valuers

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PROPERTY FOR SALE

6 CANTERBURY DRIVE, GRIMSBY

PURCHASE PRICE £150,000 - NO CHAIN



VIEWING

By appointment with this office

COUNCIL TAX BAND

D

PURCHASE PRICE

£150,000

TENURE

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



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6 CANTERBURY DRIVE, GRIMSBY

Nestled in the desirable area of Canterbury Drive, Grimsby, this charming detached house presents an excellent opportunity for those looking to create their dream home. Offered for sale with no chain, the property is in need of modernising, allowing you to put your personal touch on it.

Upon entering, you are welcomed into the entrance hall that leads to the lounge, perfect for relaxation and entertaining. The well-proportioned kitchen/diner provides a functional space for family meals and gatherings. Upstairs, you will find a generous master bedroom that flows into a dressing room, along with two additional bedrooms, making this home ideal for families or those needing extra space. The wet room on this floor adds convenience to your daily routine.

The property boasts low maintenance gardens, ensuring you can enjoy outdoor space without the hassle of extensive upkeep. Additionally, there is a garage and off-road parking for two vehicles, providing ample space for your cars and storage needs.

Situated close to local amenities, schools, and the town centre, this home offers both comfort and convenience. With double glazing and gas central heating, you can enjoy a warm and inviting atmosphere throughout the year. This property is a fantastic opportunity for buyers looking to invest in a home with great potential in a sought-after location. Don't miss your chance to make this house your own.

Please note this property is sold as seen and that any services, heating system or appliances have not been tested and no warranty can be given or implied as to their working order.

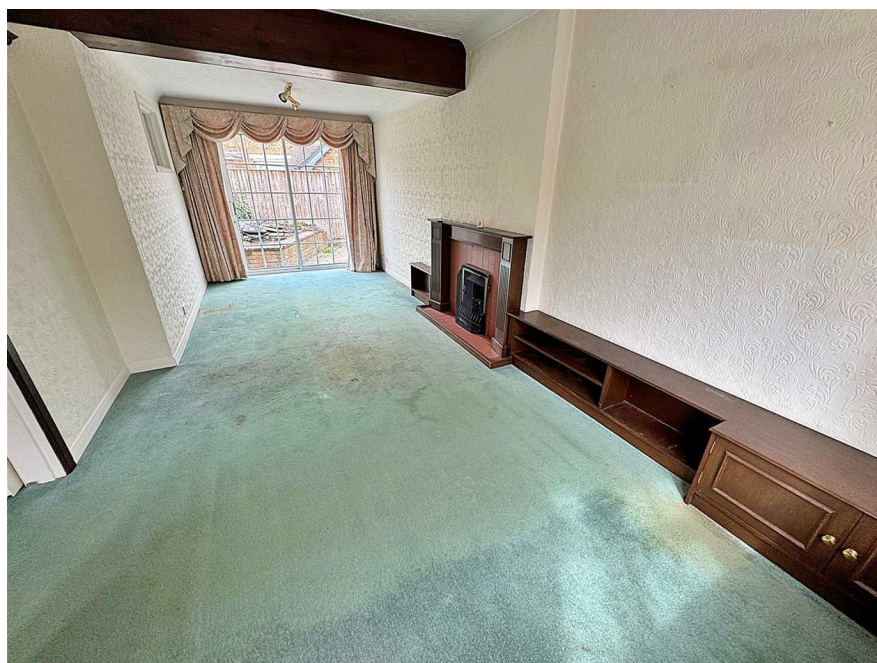
ENTRANCE HALL

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

LOUNGE

21'3 x 10'0 (6.48m x 3.05m)

The lounge with a u.PVC double glazed bow window to the front and u.PVC sliding patio doors to the rear, a wooden fire surround with a tiled back and hearth and a coal effect gas fire. A central heating radiator, two lights and coving to the ceiling.



6 CANTERBURY DRIVE, GRIMSBY

DINING AREA

12'10 x 9'11 (3.91m x 3.02m)

With a u.PVC double glazed walk-in bay window, a central heating radiator, a light and coving to the ceiling.



DINING AREA



6 CANTERBURY DRIVE, GRIMSBY

KITCHEN

12'3 x 7'10 (3.73m x 2.39m)

With a range of wall and base units, contrasting work surfaces incorporating a white sink unit with a white mixer tap. A gas hob with a white extractor fan above, a cupboard housing the central heating boiler. A u.PVC double glazed window, part tiled walls, vinyl to the floor and a light to the ceiling.



KITCHEN



LOBBY

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

6 CANTERBURY DRIVE, GRIMSBY

LANDING

Up the stairs to the first floor accommodation where doors to all rooms lead off. A u.PVC double glazed window, a central heating radiator, a light and coving to the ceiling.



WET ROOM

7'10 x 5'5 (2.39m x 1.65m)

With a Mira electric shower, a wall mounted sink with chrome taps and a toilet. A u.PVC double glazed window, fully tiled walls, a central heating radiator, a tiled floor and a light to the ceiling.



6 CANTERBURY DRIVE, GRIMSBY

BEDROOM 1

11'11 x 9'11 (3.63m x 3.02m)

Bedroom 1 is to the front of the property with a u.PVC double glazed window, a range of fitted wardrobes, a central heating radiator, a light and coving to the ceiling. Double doors through to the dressing room.



BEDROOM 1



6 CANTERBURY DRIVE, GRIMSBY

DRESSING ROOM

12'7 x 9'0 (3.84m x 2.74m)

With a u.PVC double glazed window, a range of fitted wardrobes, a vanity sink unit, a central heating radiator, a light and coving to the ceiling.



BEDROOM 2

10'2 x 9'11 (3.10m x 3.02m)

Another double bedroom with a u.PVC double glazed window, a range of fitted wardrobes, a central heating radiator, a light, coving and loft access to the ceiling



6 CANTERBURY DRIVE, GRIMSBY

BEDROOM 3

10'11 x 6'10 (3.33m x 2.08m)

With a u.PVC double glazed window, a fitted wardrobe and chest of drawers, a central heating radiator, a light and coving to the ceiling.



GARAGE

15'8 x 7'4 (4.78m x 2.24m)

Brick garage with a wooden door to the rear.

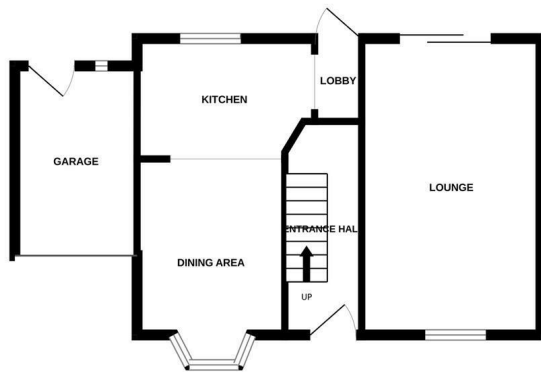
OUTSIDE

The front garden has a walled and hedged boundary with wrought iron gates and is laid to block-paving.

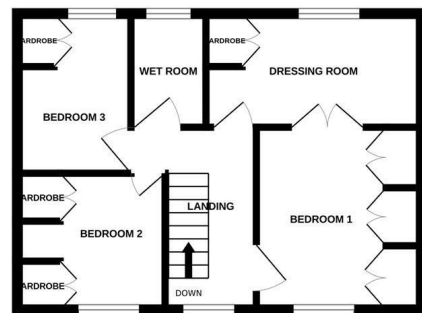
The rear garden has a walled and fenced boundary and is laid to block-paving with a timber shed.



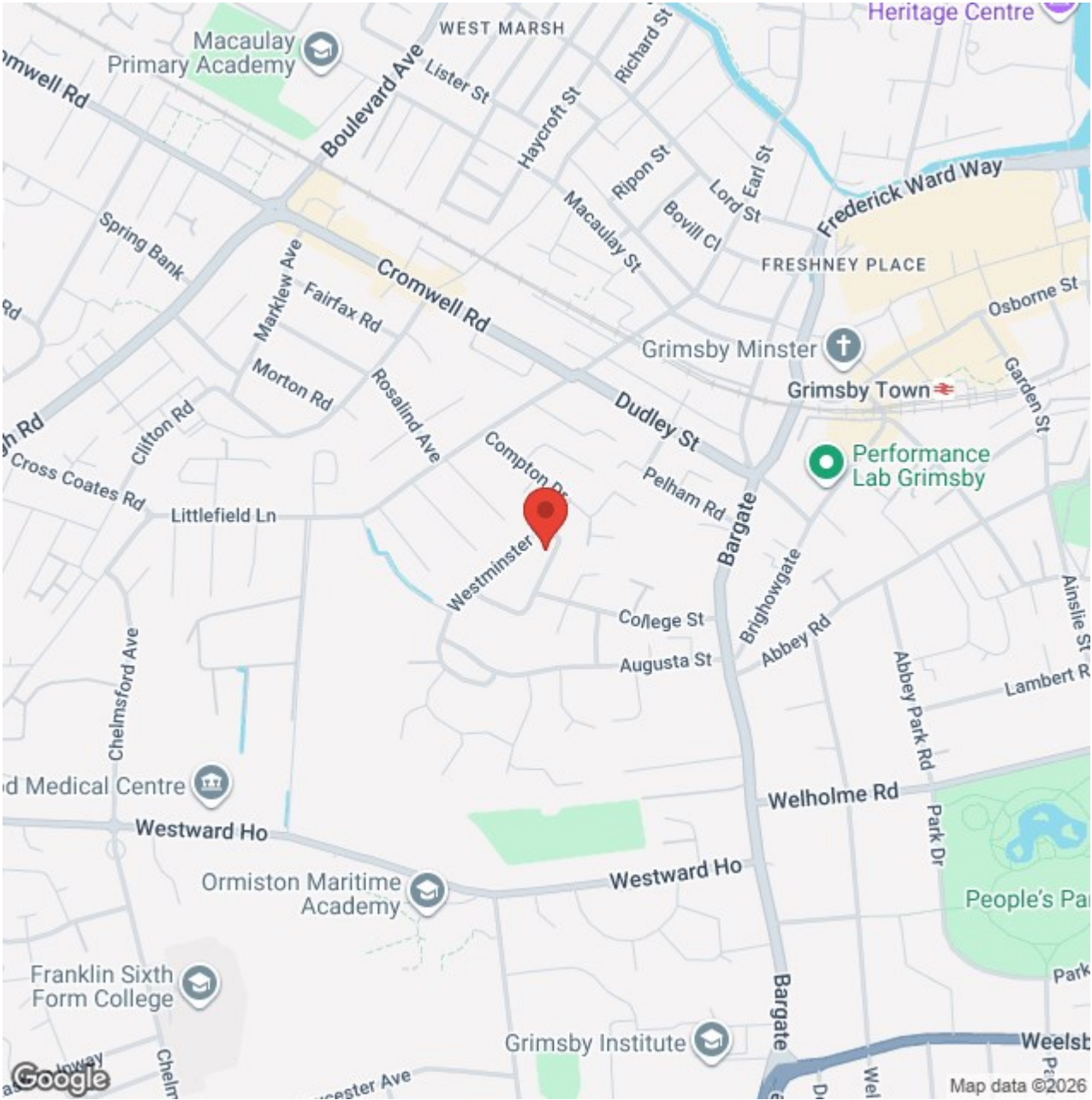
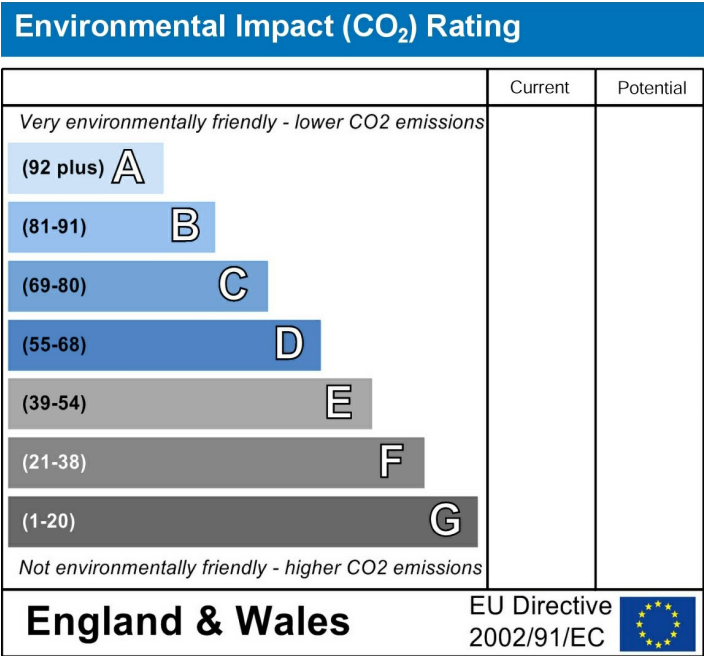
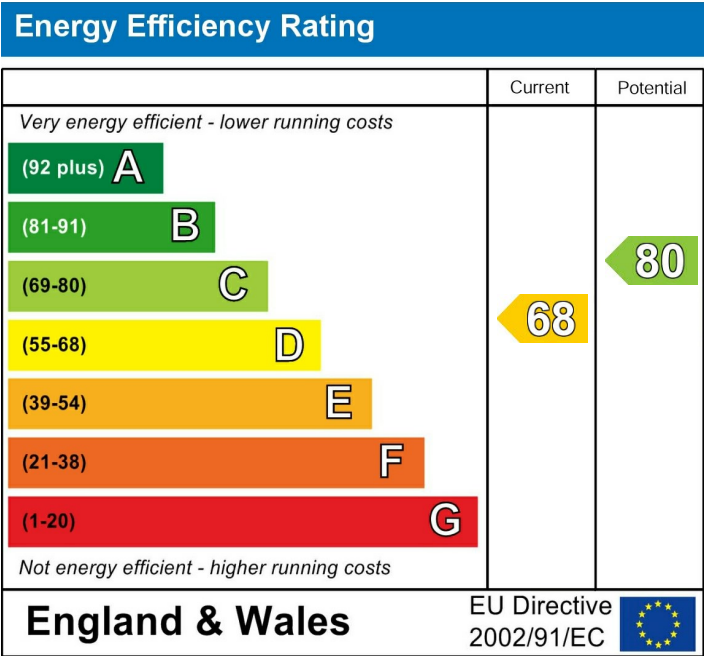
GROUND FLOOR



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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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.

B.M.H. PROPERTY MANAGEMENT.

We offer a letting/management service:-

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.

MORTGAGE ADVICE

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.**

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