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PROPERTY FOR SALE
74 CHURCHILL WAY, GRIMSBY

PURCHASE PRICE £85,000 - NO CHAIN



VIEWING	By appointment with this office
COUNCIL TAX BAND	A
PURCHASE PRICE	£85,000
TENURE	We understand the property to be Freehold, and this is to be confirmed by the solicitors

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74 CHURCHILL WAY, GRIMSBY

Nestled in the heart of Grimsby on Churchill Way, this charming end-terrace house presents an excellent opportunity for first-time buyers or savvy investors. Offered for sale with no chain, this property is ideally situated close to Grimsby town centre, providing easy access to local amenities and schools.

Upon entering, you are welcomed into the entrance porch that leads into a bespoke fitted kitchen/diner, perfect for both cooking and entertaining. The lounge offers a comfortable retreat, ideal for relaxation after a long day. The property boasts two double bedrooms, ensuring ample space for rest and privacy. The bathroom is conveniently designed with a separate toilet, enhancing functionality for everyday living.

This home is equipped with double glazing and gas central heating, ensuring warmth and comfort throughout the year. Additionally, the property features ample storage solutions, making it practical for modern living. Outside, you will find a low-maintenance garden complemented by brick outbuildings, providing potential for further use or storage.

In summary, this delightful terraced house on Churchill Way is a fantastic opportunity for those looking to enter the property market or expand their investment portfolio. With its prime location and well-appointed features, it is not to be missed.

ENTRANCE PORCH

Through a composite door into the porch with a tiled floor, a hardwood and glazed door to the kitchen/diner and a light to the ceiling.

KITCHEN/DINER

14'5 x 8'2 increasing to 11'4 (4.39m x 2.49m increasing to 3.45m)

The bespoke Haagesens fitted kitchen/diner with a range of wall and base units, contrasting work surfaces and up stands, a stainless steel sink unit with a chrome mixer tap. An electric oven and hob with a stainless steel extractor fan above, an integrated fridge and freezer and there is plumbing for a washing machine. A u.PVC double glazed window, a tiled floor and two lights to the ceiling.

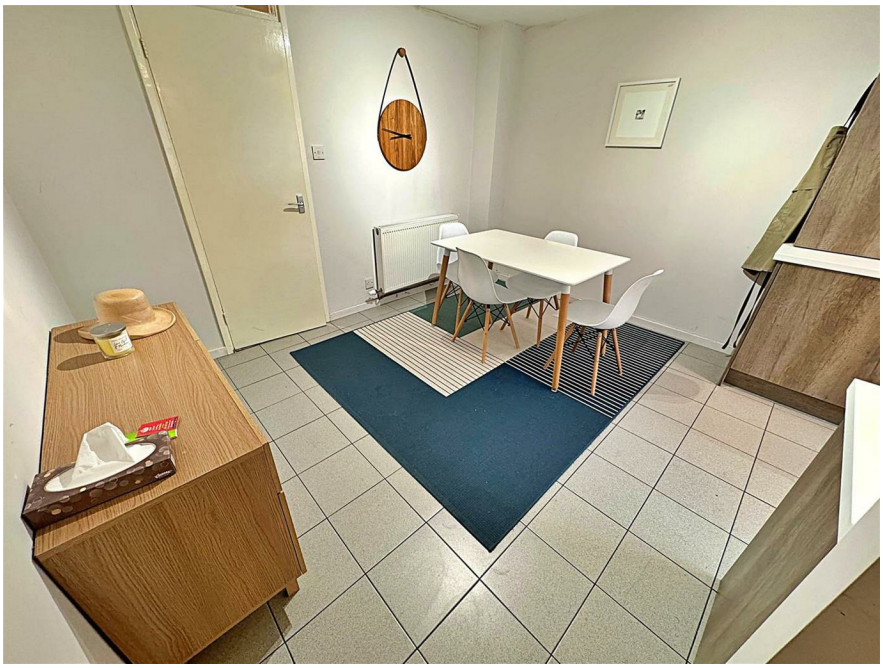


74 CHURCHILL WAY, GRIMSBY

KITCHEN/DINER



KITCHEN/DINER



HALL

With stairs to the first floor accommodation, a storage cupboard and a light to the ceiling.

74 CHURCHILL WAY, GRIMSBY

LOUNGE

10'6 x 11'5 (3.20m x 3.48m)

The lounge with a u.PVC double glazed window and a composite door, a wall mounted electric fire, a central heating radiator and a light to the ceiling.



LANDING

Up the stairs to the first floor accommodation where doors to all rooms lead off, four handy storage cupboards and a light to the ceiling.

BEDROOM 1

10'6 x 11'5 (3.20m x 3.48m)

This double bedroom with a u.PVC double glazed window, a central heating radiator, a fitted wardrobe, drawers and shelves and a light to the ceiling.



BEDROOM 2

9'3 x 11'5 (2.82m x 3.48m)

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



BATHROOM

6'2 x 4'6 (1.88m x 1.37m)

Comprising of a panelled bath and a vanity sink unit all with chrome fittings. Part tiled walls, a central heating radiator, a tiled floor and a light to the ceiling.



WC

6'2 x 2'3 (1.88m x 0.69m)

With a toilet, a tiled floor, a light and loft access to the ceiling.

74 CHURCHILL WAY, GRIMSBY

OUTSIDE

To front of the property has a walled and fenced boundary with a wooden gate and is laid to decorative chippings with a pathway and attached brick outbuildings

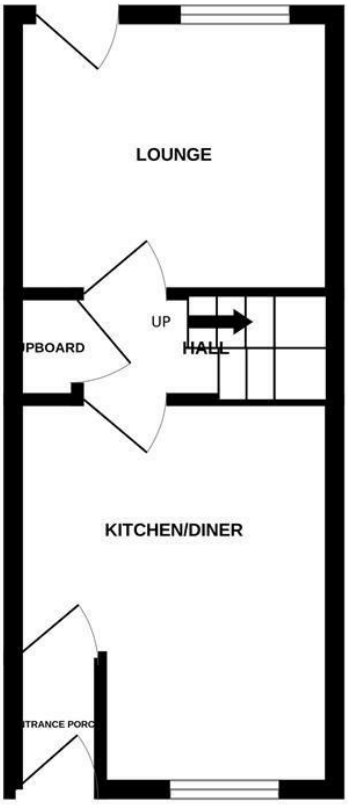
The rear garden has a walled boundary with a decked area outside the door and is laid to decorative chippings.



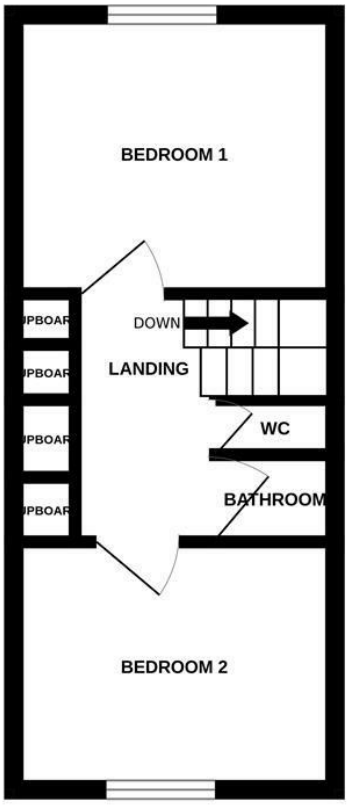
OUTSIDE



GROUND FLOOR



1ST FLOOR



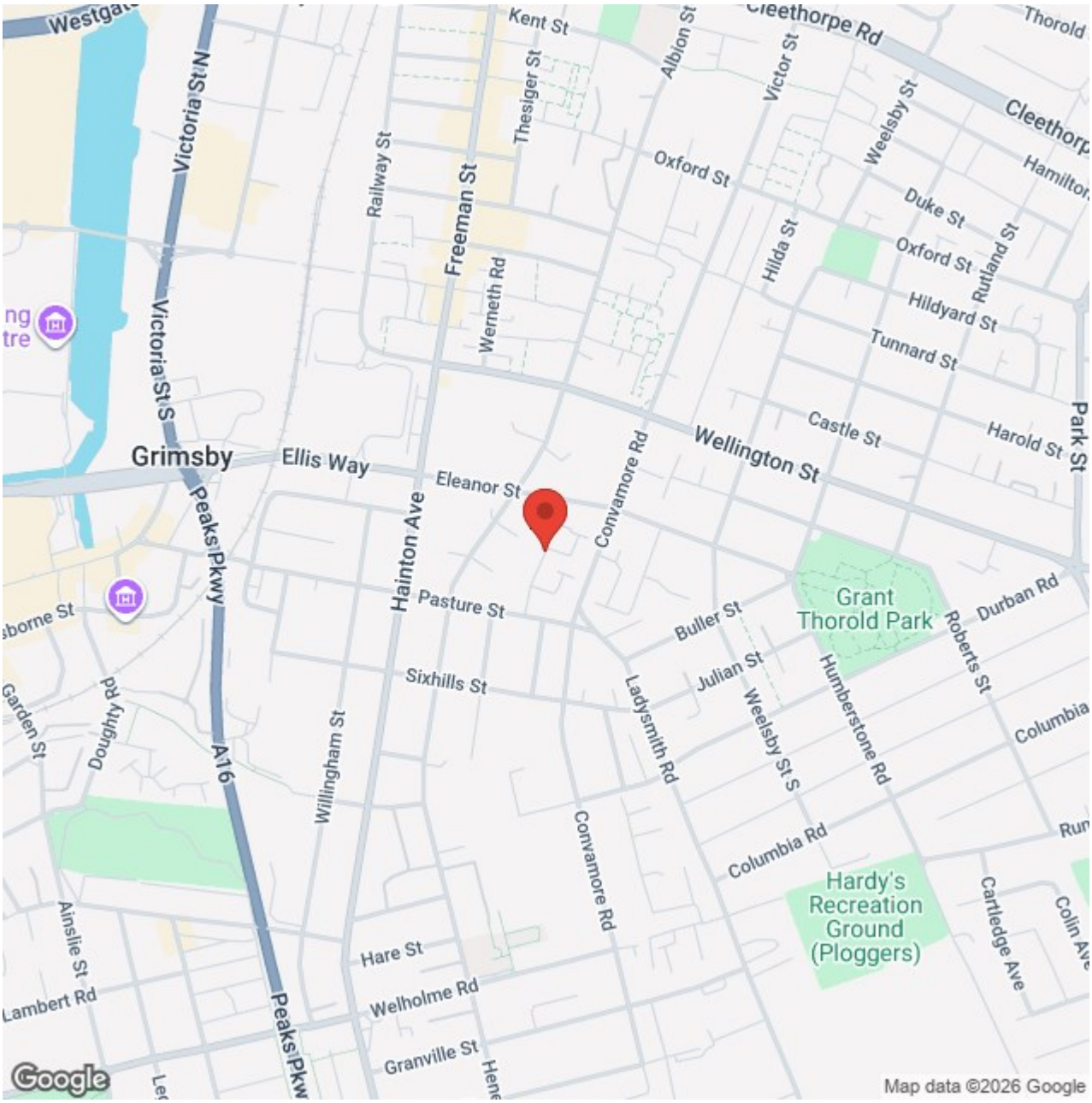
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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		76
(55-68) D	67	
(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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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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