

BETTLES, MILES & HOLLAND

Estate Agents - Valuers

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PROPERTY FOR SALE

13 MELBOURNE AVENUE, GRIMSBY

PURCHASE PRICE £109,950 - NO CHAIN



VIEWING

By appointment with this office

COUNCIL TAX BAND

B

PURCHASE PRICE

£109,950

TENURE

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



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13 MELBOURNE AVENUE, GRIMSBY

Nestled on Melbourne Avenue in the desirable area of Scartho, Grimsby, this semi-detached house presents an excellent opportunity for those looking to make their mark on a property. Offered for sale with no chain, this home is in need of updating, allowing you to tailor it to your personal taste and style.

Upon entering, you are welcomed by an entrance hall that leads to a spacious lounge, perfect for relaxing or entertaining guests. The kitchen/breakfast room, complete with a pantry, offers a functional space for culinary pursuits and family meals. A rear lobby and a convenient WC complete the ground floor layout.

The first floor boasts three well-proportioned bedrooms, providing ample space for family or guests, along with a bathroom that awaits your creative touch. The property benefits from double glazing and gas central heating, ensuring comfort throughout the seasons.

Outside, you will find both front and rear gardens, ideal for enjoying the fresh air or cultivating your own green space. Additionally, the property includes a garage and parking for one vehicle, adding to the convenience of this charming home.

Situated close to local amenities, schools, the Diana Princess of Wales Hospital, and the Grimsby Institute, this location is perfect for families and professionals alike. With its potential and prime location, this semi-detached house is a fantastic opportunity for those looking to invest in a property with room to grow. Don't miss your chance to view this promising home.

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 composite front door into the hall with stairs to the first floor accommodation, a tiled floor and a light to the ceiling.

LOUNGE

13'8 into bay decreasing to 12'2 x 14'5 (4.17m into bay decreasing to 3.71m x 4.39m)

The lounge is to the front of the property with a u.PVC double glazed window, a brick fire surround with a wooden mantle and a coal effect gas fire. Two central heating radiators, a light and beams to the ceiling.



LOUNGE



KITCHEN/BREAKFAST ROOM

10'5 x 13'9 (3.18m x 4.19m)

With wall and base units, contrasting work surfaces incorporating a stainless steel sink unit with chrome taps. Two u.PVC double glazed windows, a central heating radiator, a tiled floor and a light to the ceiling.



KITCHEN/BREAKFAST ROOM



PANTRY

6'8 x 2'5 (2.03m x 0.74m)

With a u.PVC double glazed window, a wall mounted central heating boiler and a light to the ceiling

REAR LOBBY

4'6 x 2'3 (1.37m x 0.69m)

With a composite door leading to the garden, a tiled floor and a light to the ceiling.

WC

4'6 x 2'3 (1.37m x 0.69m)

With a u.PVC double glazed window, a toilet, a central heating radiator, a tiled floor and a light to the ceiling.

LANDING

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

BATHROOM

6'0 x 5'6 (1.83m x 1.68m)

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



13 MELBOURNE AVENUE, GRIMSBY

BEDROOM 1

12'0 x 10'6 (3.66m x 3.20m)

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 2

10'6 x 8'4 (3.20m x 2.54m)

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.



13 MELBOURNE AVENUE, GRIMSBY

BEDROOM 3

7'9 x 7'8 (2.36m x 2.34m)

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



GARAGE

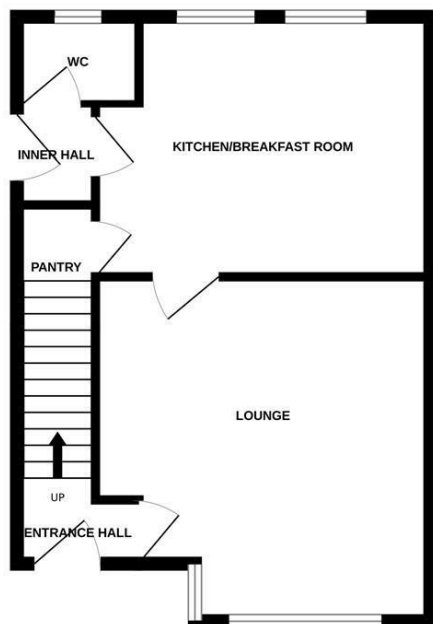
A detached garage with double wooden doors and a window to the side.

OUTSIDE

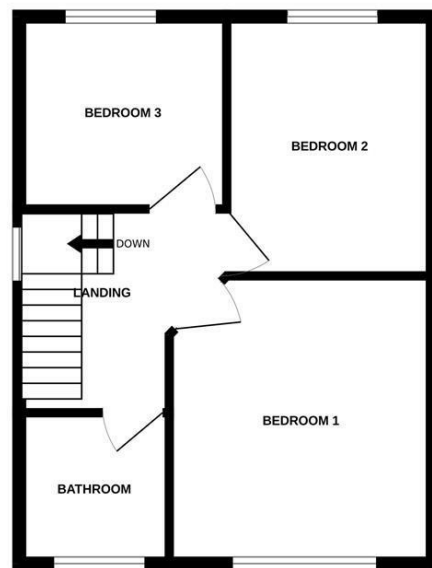
The front garden has a fenced boundary with wooden timber gates and established plants, trees and shrubs. A concrete drive leads to the garage and rear garden.

The rear garden has a fenced and walled boundary and is mainly laid to lawn with established plants, trees and shrubs.

GROUND FLOOR

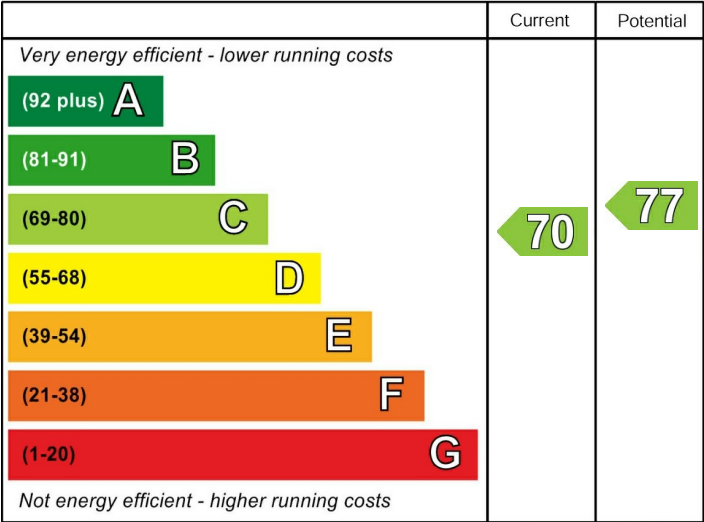


1ST FLOOR



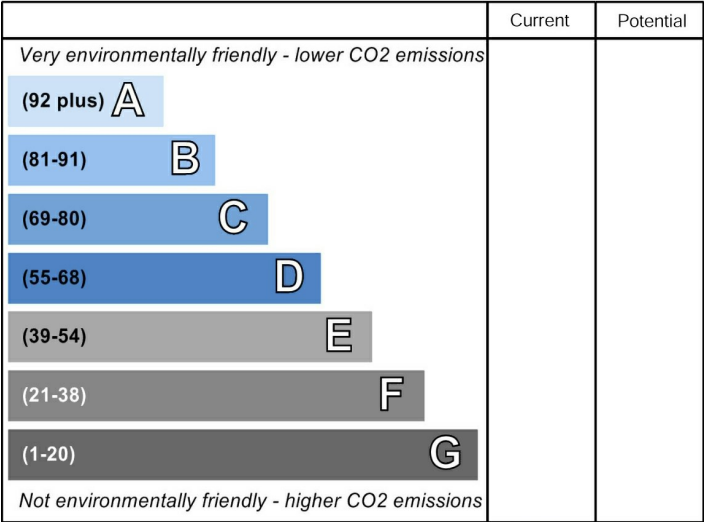
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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

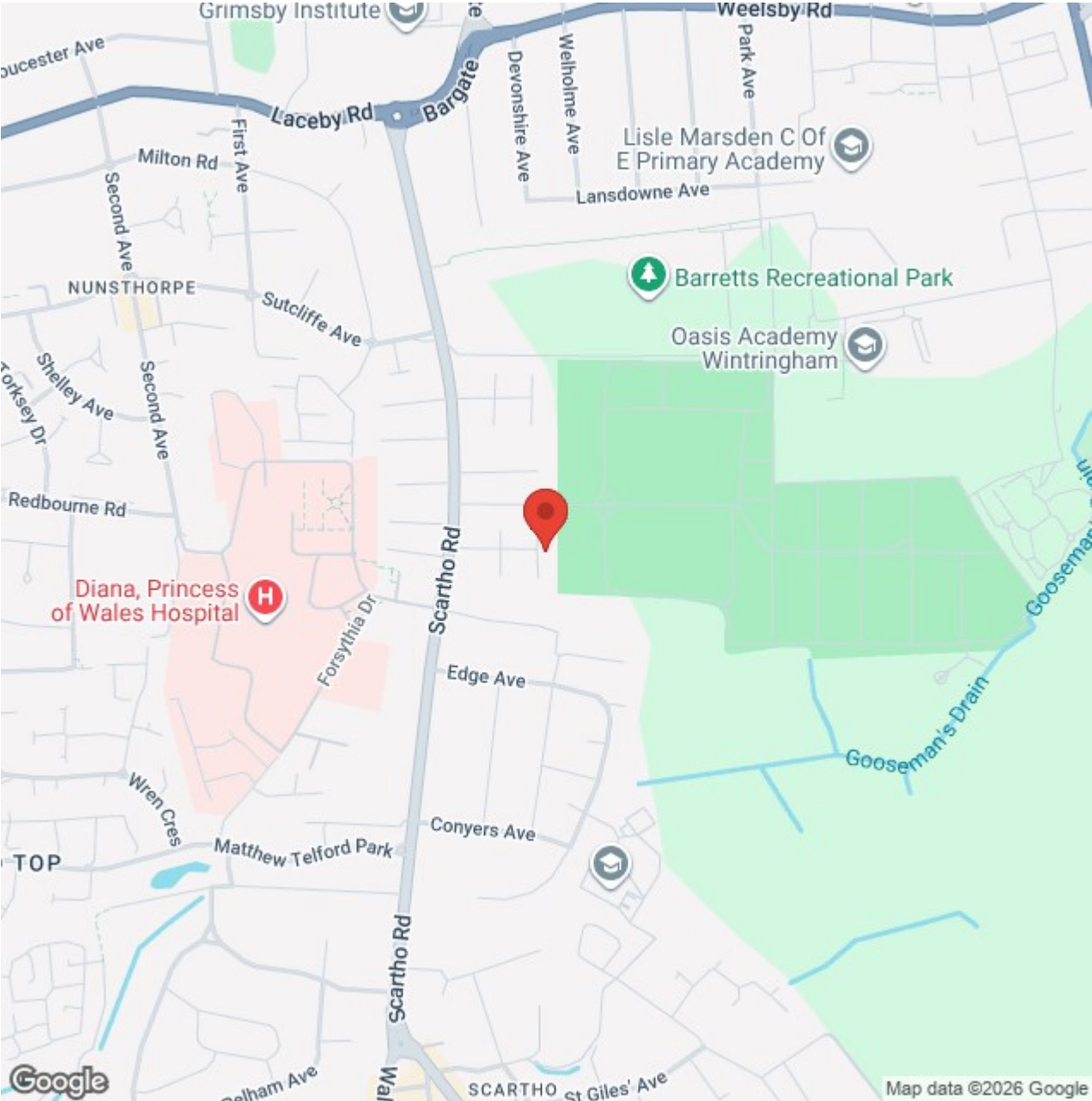


England & Wales EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating



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.

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.**

Please note that none of the apparatus, equipment, whether gas or electrical have been tested and that we cannot verify that they are in full working order. We have done our utmost to provide fair, decent and honest information, we will not accept liability for any errors regarding measurements, council tax band, tenure etc, as they are for your general use only and not to be relied upon. We advise that you make your own enquiries. Should a purchaser require inspections or quotes for works on a property due to survey results, although we are only too pleased to recommend firms, we will not be held responsible for any works carried out before or after completion, or works not detected by the firms in question, they are only recommendations and have no connection with Bettles, Miles & Holland