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PROPERTY FOR SALE
6 RESPONSO AVENUE, GRIMSBY

PURCHASE PRICE £150,000 - NO CHAIN



VIEWING	By appointment with this office
COUNCIL TAX BAND	B
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 RESPONSO AVENUE, GRIMSBY

Nestled on Responso Avenue in Grimsby, this traditional three-bedroom semi-detached house presents a wonderful opportunity for those looking to create their dream home. While the property is in need of modernisation, it is brimming with character and charm, making it a perfect canvas for your personal touch.

Upon entering, you are greeted by the light and airy hallway, then through to a spacious lounge featuring a large bay window that floods the room with natural light. The generous dining room provides ample space for family gatherings, while the light and airy kitchen breakfast room is ideal for casual dining. A glass door leads you to a convenient walkway and laundry room, which connects to an additional reception or hobbies room at the rear of the property, offering versatility for your lifestyle needs.

The accommodation comprises two double bedrooms and a good-sized single bedroom, complemented by a well-proportioned bathroom. Outside, the garden boasts unique crazy paving and established borders, creating a delightful outdoor space. Additionally, there is useful storage or a workshop located at the rear of the extension, perfect for those who enjoy DIY projects or require extra space.

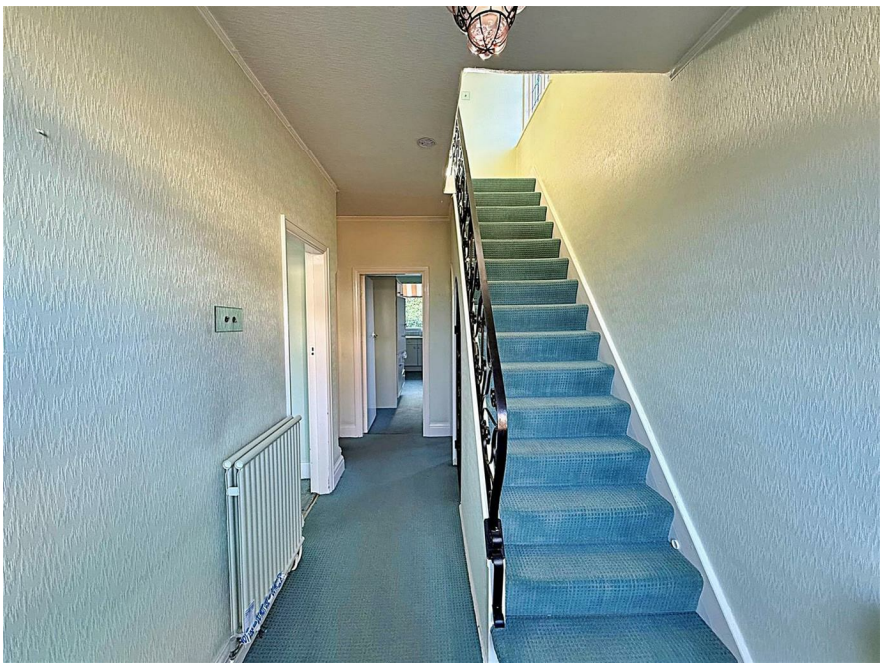
The property is accessed via wrought iron gates that lead up to the front door, with the potential to remove these gates to create off-road parking, enhancing convenience for residents and visitors alike. This home is not just a property; it is a place where memories can be made and cherished for years to come. With its prime location and ample potential, this semi-detached house is a must-see for anyone looking to invest in a property with character in Grimsby.

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.

6 RESPONSO AVENUE, GRIMSBY

ENTRANCE HALL

Up the steps to the single glazed wooden front door with glass panels. Two central heating radiators, a central light fitting and decorative recessed shelf unit, stairs to the first floor with wrought iron balustrade, cupboard under the stairs housing the electric meter and a single glazed quirky window to the side elevation. A downstairs W/C with a coloured suite, a low flush WC and basin with separate hot and cold taps and a sliding door.





6 RESPONSO AVENUE, GRIMSBY

LOUNGE

15"1 x 13"4 (4.57m0.30m x 3.96m1.22m)
This is a fabulous sized room with the original walk in bay window with the leaded glass, two central heating radiators, original skirting, coving and doors.



LOUNGE



6 RESPONSO AVENUE, GRIMSBY

DINING ROOM

17"11 x 12"8 (5.18m3.35m x 3.66m2.44m)

The dining room is of good proportions and again has two radiators, a fire place with a marble hearth, a single glazed window and door to the rear elevation. A plate rack and original parquet flooring complete the room.



KITCHEN BREAKFAST ROOM

18"2 x 8"5 (5.49m0.61m x 2.44m1.52m)

The kitchen is light and airy with cream wall and base units with a light ash worktop, stainless steel sink with drainer and built in appliances. Double glazed wooden window to the rear elevation and one to the side elevation with built in blinds, a glass door through to the walkway



6 RESPONSO AVENUE, GRIMSBY

KITCHEN BREAKFAST ROOM



HALL / UTILITY / WALKWAY

Through the glass door from the kitchen, this room has a double glazed window to to front elevation, a small utility area housing a central heating boiler and sliding door through to the bonus reception room.

RECEPTION ROOM THREE

13" x 7"8 (3.96m x 2.13m2.44m)

This bonus reception room comprises a single glazed wooden door to the rear garden, a single glazed window to the rear, a wooden framed double glazed sky light, a central heating boiler, a central heating radiator, an off center light fitting and a sliding door through to the hallway.



RECEPTION ROOM THREE



LANDING

Up the stairs to a spacious landing with stained glass single glazed window to the side elevation, a central heating radiator, a central light fitting and all doors leading off.



6 RESPONSO AVENUE, GRIMSBY

BATHROOM

8"7 x 7"3 (2.44m2.13m x 2.13m0.91m)

This is a great sized bathroom with a double glazed window to rear elevation with privacy glass, a coloured suite comprising of a panelled bath with shower over, a low flush WC and a large vanity sink unit with storage and a large mirror. There is a storage cupboard, a central heating radiator, two wall lights and the loft access.



BATHROOM



6 RESPONSO AVENUE, GRIMSBY

BEDROOM ONE

16"11 x 10"6 (4.88m3.35m x 3.05m1.83m)
Bedroom one is situated to the rear of the property with a wall of wardrobes and built into the bay a vanity dresser, a central heating radiator, four wall lights, original skirting, coving to the ceiling and original door.



BEDROOM ONE



6 RESPONSO AVENUE, GRIMSBY

BEDROOM TWO

12 x 11"11 (3.66m x 3.35m3.35m)

The second bedroom is situated to the front of the property, two central heating radiators, a double glazed u.PVC window, curved built in decorative wardrobes, a matching built in dresser, three wall lights and one off center ceiling light.



BEDROOM TWO



6 RESPONSO AVENUE, GRIMSBY

BEDROOM THREE

8"10 x 8 (2.44m3.05m x 2.44m)

This single bedroom to the front of the property has two wall lights, a central heating radiator, a smaller double glazed u.PVC bay window and a handy storage cupboard.



GARDEN

The rear garden has been paved for ease of maintenance with established hedges and shrubs. Access to the garden storage situated to the rear of the bonus reception room.

To the front of the property through the wrought iron gates there is crazy paving and steps that add to the character, however could be converted into off road parking. With a walled boundary and established trees and shrubs.



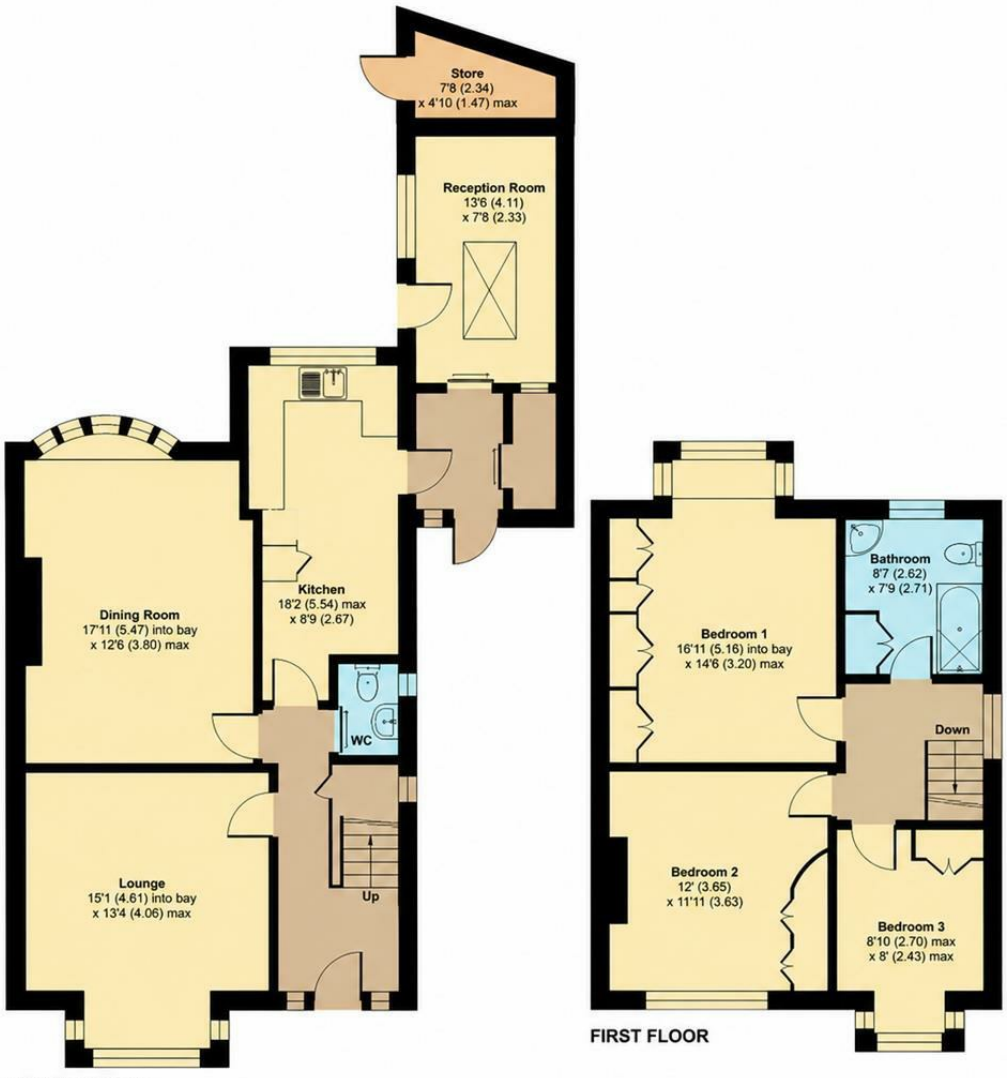
GARDEN

6 RESPONSO AVENUE, GRIMSBY







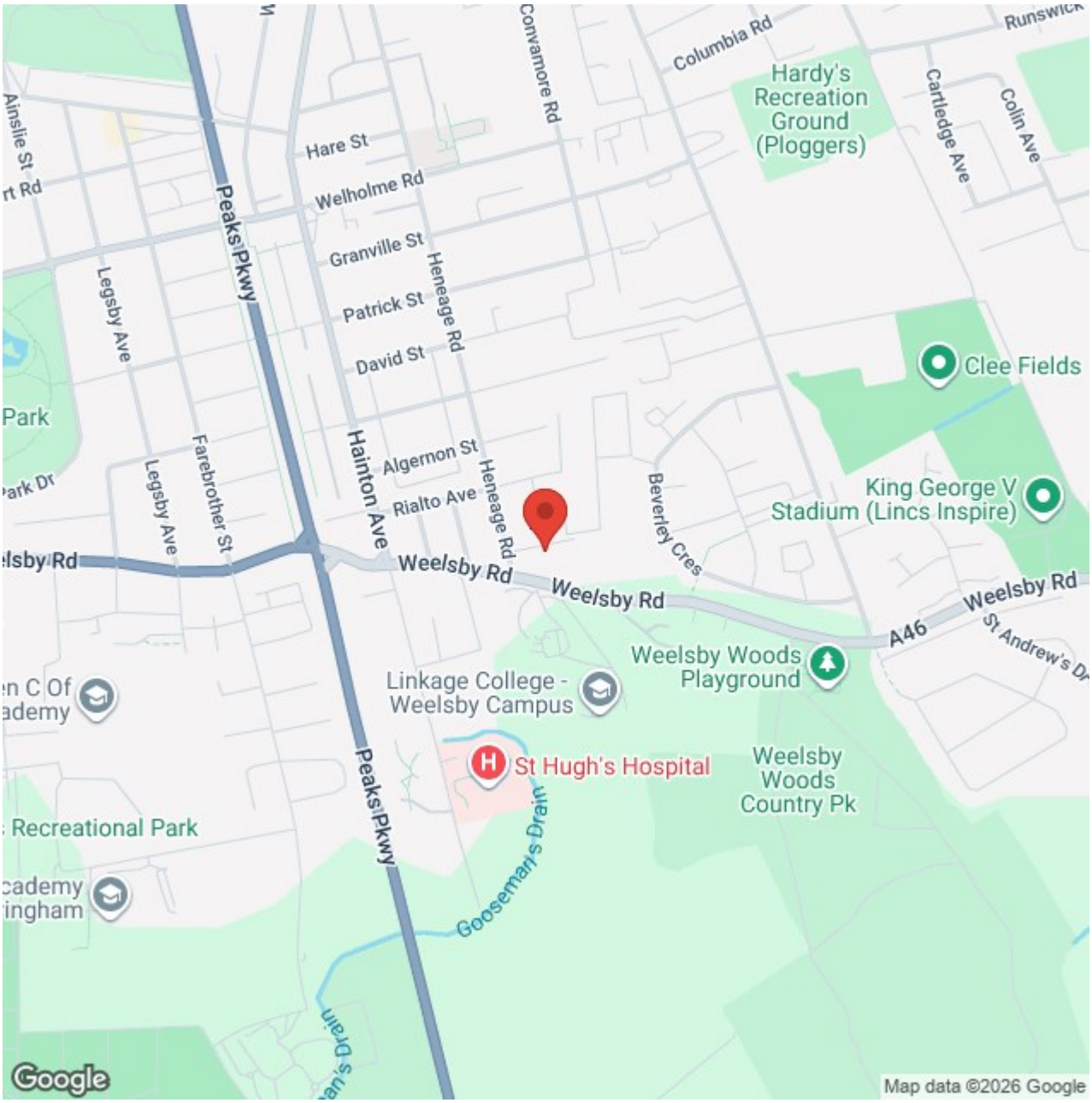

Store
7'8 (2.34)
x 4'10 (1.47) max
Reception Room
13'6 (4.11)
x 7'8 (2.33)
Kitchen
18'2 (5.54) max
x 8'9 (2.67)
Dining Room
17'11 (5.47) into bay
x 12'6 (3.80) max
WC
Lounge
15'1 (4.61) into bay
x 13'4 (4.06) max
Up
GROUND FLOOR
Bedroom 1
16'11 (5.16) into bay
x 14'6 (3.20) max
Bathroom
8'7 (2.62)
x 7'9 (2.71)
Down
Bedroom 2
12' (3.65)
x 11'11 (3.63)
Bedroom 3
8'10 (2.70) max
x 8' (2.43) max
FIRST FLOOR

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D	63	
(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.

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.

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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.**

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