

# BETTLES, MILES & HOLLAND

## Estate Agents - Valuers

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### PROPERTY FOR SALE

### 85 ST. IVES CRESCENT, GRIMSBY

**PURCHASE PRICE £155,000 FREEHOLD**



#### VIEWING

By appointment with this office

#### COUNCIL TAX BAND

A

#### PURCHASE PRICE

£155,000

#### TENURE

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



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## 85 ST. IVES CRESCENT, GRIMSBY

Nestled in the desirable St. Ives Crescent of Grimsby, this well-presented mid-terrace house offers a perfect blend of comfort and convenience. With its close proximity to local amenities and schools, it is an ideal choice for families and professionals alike.

Upon entering, you are welcomed by an entrance hall that leads to an inviting lounge, perfect for relaxation or entertaining guests. The kitchen/diner is a delightful space, providing ample room for family meals and gatherings. A convenient WC is also located on the ground floor, adding to the practicality of the layout.

The first floor boasts three generously sized bedrooms, each offering a peaceful retreat for rest and relaxation. The well-appointed bathroom completes this level, ensuring that all essential facilities are easily accessible.

Outside, the property features an enclosed rear garden, providing a private outdoor space for children to play or for hosting summer barbecues. Additionally, the garden includes brick outbuildings, offering extra storage or potential for a workshop. The block-paved frontage adds to the property's charm and provides off-street parking.

This home benefits from double glazing and gas central heating, ensuring warmth and comfort throughout the year. With its appealing features and excellent location, this property is a wonderful opportunity for those seeking a lovely home in Grimsby.

### **ENTRANCE HALL**

Through a composite front door into the hall with stairs to the first floor accommodation, an under stairs cupboard, a central heating radiator and a light to the ceiling.





## 85 ST. IVES CRESCENT, GRIMSBY

### LOUNGE

12'4 x 10'7 (3.76m x 3.23m)

The lounge is to the front of the property with a u.PVC double glazed window, a wall mounted pebble effect gas fire, a central heating radiator, a light and coving to the ceiling.



### LOUNGE





## 85 ST. IVES CRESCENT, GRIMSBY

### KITCHEN

10'1 x 6'9 (3.07m x 2.06m)

With a range of white wall and base units, contrasting work surfaces, tiled splash backs, a black sink unit with a black mixer tap. A housed electric oven and microwave, an induction hob with a black extractor fan above and integrated washing machine. A u.PVC double glazed window, vinyl to the floor and spotlights to the ceiling.



### KITCHEN



## 85 ST. IVES CRESCENT, GRIMSBY

### DINER

10'7 x 10'1 (3.23m x 3.07m)

The dining area with u.PVC double glazed French doors into the garden. A vertical radiator, vinyl to the floor, a light and coving to the ceiling.



### DINER



### WC

5'8 x 3'4 (1.73m x 1.02m)

With a u.PVC double glazed window, a toilet, vinyl to the floor and a light to the ceiling.

### LANDING

Up the stairs to the first floor accommodation where doors to all rooms lead off, spotlights and coving to the ceiling.



## 85 ST. IVES CRESCENT, GRIMSBY

### **BATHROOM**

6'9 x 5'5 (2.06m x 1.65m)

Comprising of a panelled bath, chrome taps, a Triton electric shower, a pedestal wash hand basin with chrome taps and a toilet. A u.PVC double glazed window, part tiled walls, a central heating radiator, vinyl to the floor and a light to the ceiling.



### **BEDROOM 1**

13'1 x 10'4 (3.99m x 3.15m)

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



## 85 ST. IVES CRESCENT, GRIMSBY

### **BEDROOM 2**

12'11 x 10'9 (3.94m x 3.28m)

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



### **BEDROOM 3**

11'3 x 9'5 (3.43m x 2.87m)

The third double bedroom is to the front of the property with a u.PVC double glazed window, a central heating radiator, a light and coving to the ceiling.





## 85 ST. IVES CRESCENT, GRIMSBY

### OUTSIDE

The front of the property has a fenced boundary and is laid to block-paving for ease of maintenance and parking.

The rear garden has fenced boundary with a wooden gate and is mainly laid to lawn, a decked area at the back of the garden and an outside electric socket. Two brick outhouses with power.

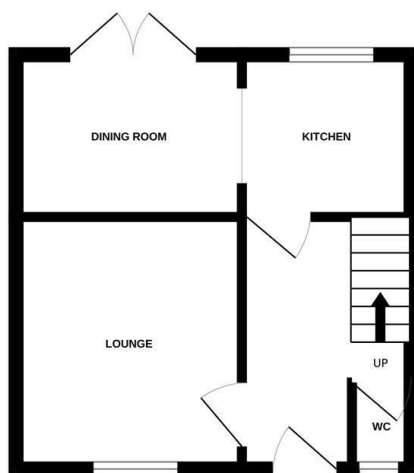


### OUTSIDE

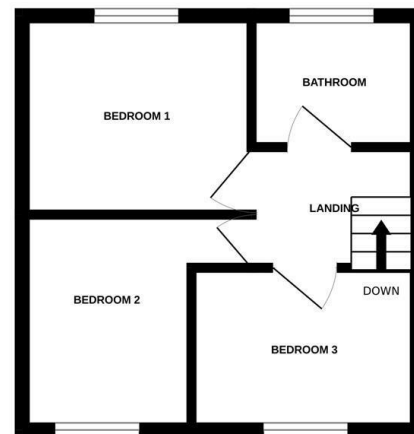




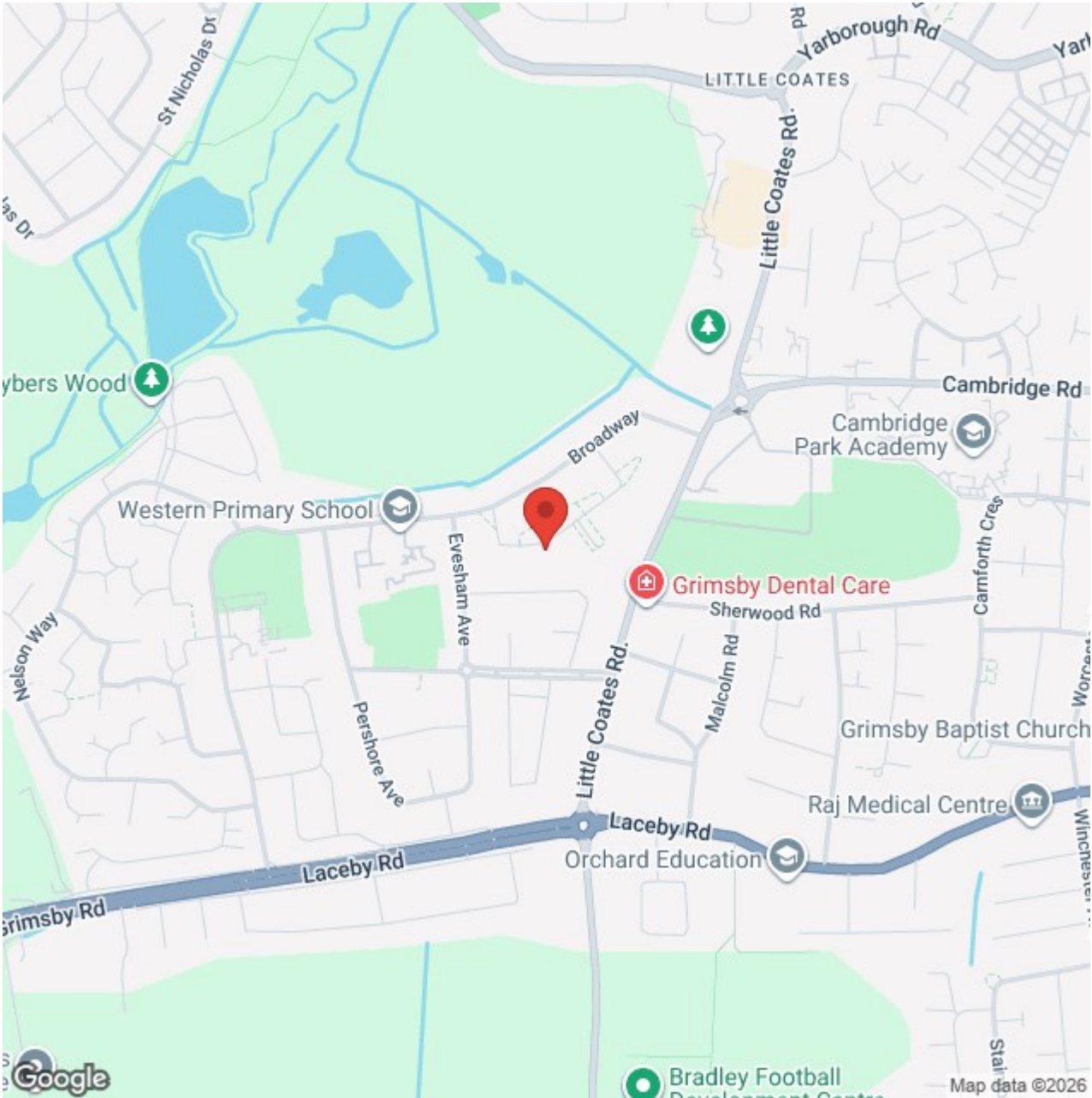
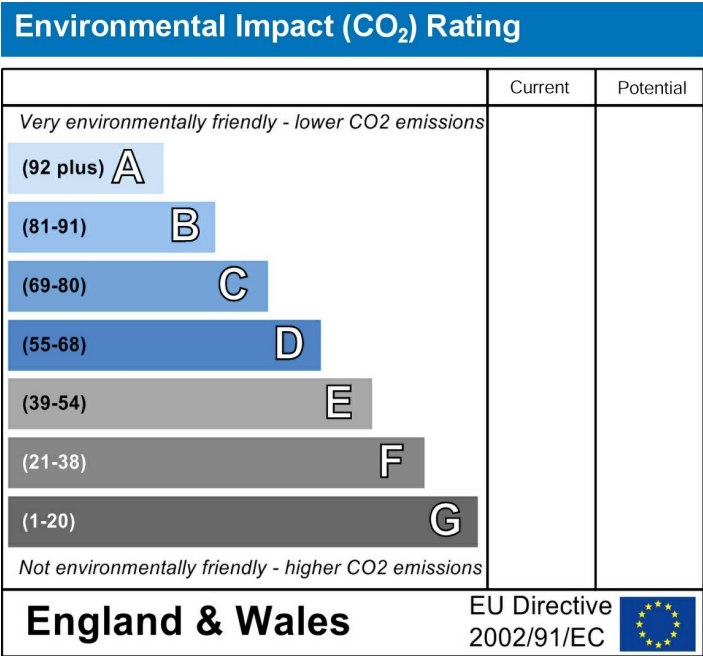
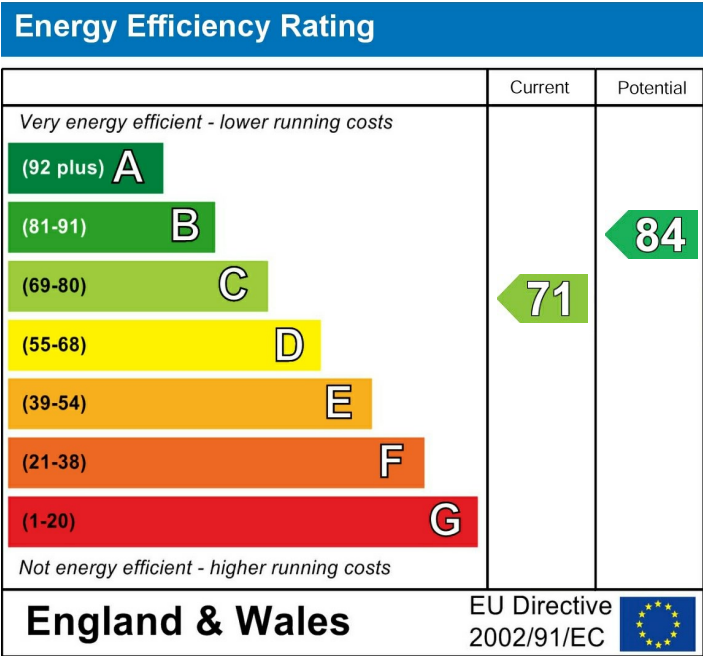
GROUND FLOOR



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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## ADDITIONAL NOTES

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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 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](mailto:james@jdwassociates.co.uk).

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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.)*

**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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