



**16 Birch Avenue, Grimsby, North East Lincolnshire, DN34 4RD**  
**£137,500**

### Key Features:

- Traditional Mid Terrace Property
- Ideal First Time Buy
- Kitchen Diner
- Bay Fronted Lounge
- Conservatory
- Three Bedrooms & Family Bathroom
- Off Road Parking
- West Facing Rear Garden

Situated in this well-established and popular area of Grimsby, this double fronted mid terrace home presents an excellent opportunity for first time buyers and small families. Conveniently located close to a range of amenities, schools, transport links, and just a short distance from the town centre.

Well maintained throughout, the accommodation comprises; entrance hall, a dual aspect kitchen diner, lounge, and conservatory overlooking the rear garden. Upstairs, are three bedrooms, ideal for a growing family and home office use - along with a modern family bathroom.

Externally, the front of the property offers off road parking for two vehicles, and an enclosed west facing garden at the rear.



## ENTRANCE HALL

A central entrance hall accessed via a uPVC front door. With staircase to the first floor.

## KITCHEN DINER

16'11" x 8'2" (5.17 x 2.51)

Fitted with a range of traditional style units, and worktops incorporating a stainless-steel sink. Built-in oven, gas hob with canopy extractor over, and space for a fridge/freezer. Utility cupboard providing plumbing for a washing machine and housing the gas central heating boiler. Front and rear aspect windows.

## LOUNGE

19'1" x 9'11" (5.82 x 3.03)

A bay fronted lounge with fireplace incorporating a coal effect gas fire. Leading to:-

## CONSERVATORY

12'3" x 8'2" (3.74 x 2.51)

A uPVC conservatory extension overlooking the rear garden. With French doors opening onto the decking area.

## FIRST FLOOR LANDING

Return staircase leading up having a rear aspect window.

## BEDROOM 1

11'5" x 10'2" (3.49 x 3.10)

To front aspect, with fitted wardrobes.

## BEDROOM 2

10'11" x 9'11" (3.33 x 3.03)

A second double bedroom to front aspect.

## BEDROOM 3

9'11" x 5'7" (3.04 x 1.72)

To rear aspect.

## BATHROOM

6'0" x 5'3" (1.85 x 1.61)

Fitted with a pedestal basin, wc, and panelled bath with rainfall shower over. Heated towel rail. Obscure glazed window.

## OUTSIDE

The front of the property is set open plan with driveway providing off road parking for two vehicles. The rear garden is mainly laid to lawn and decking. With shed, and gated access to the secure passageway.

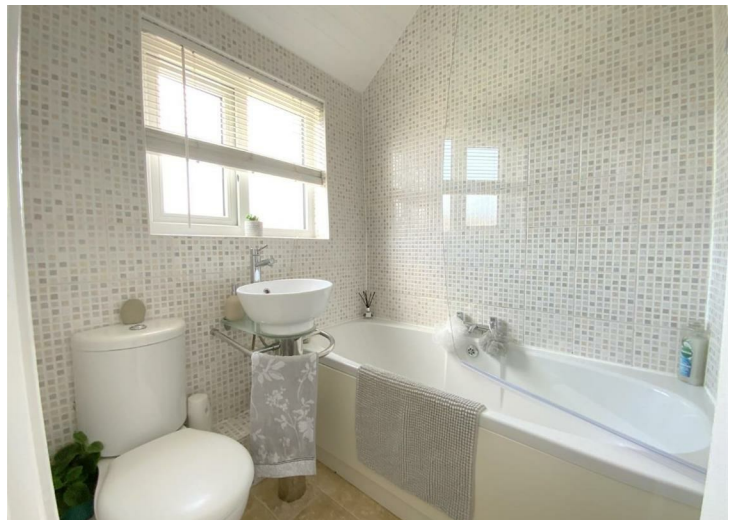
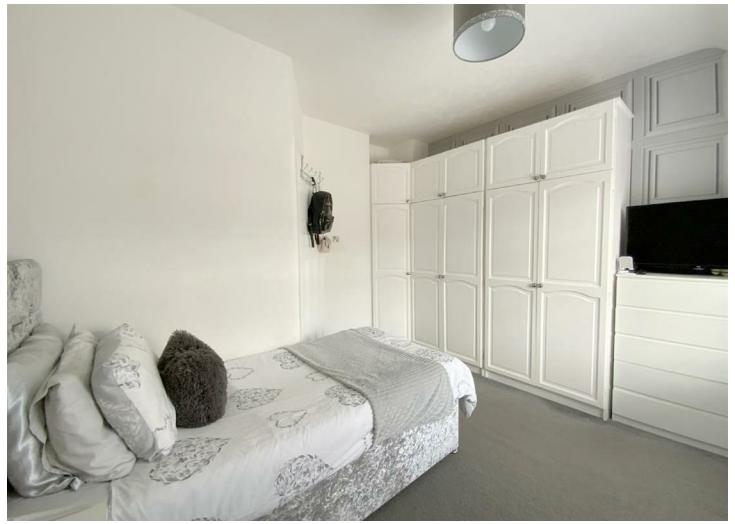
## TENURE

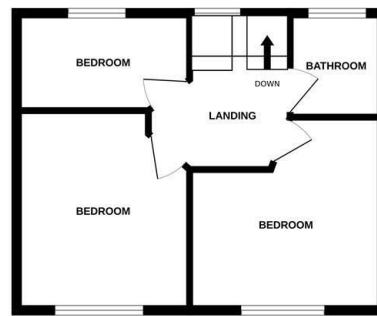
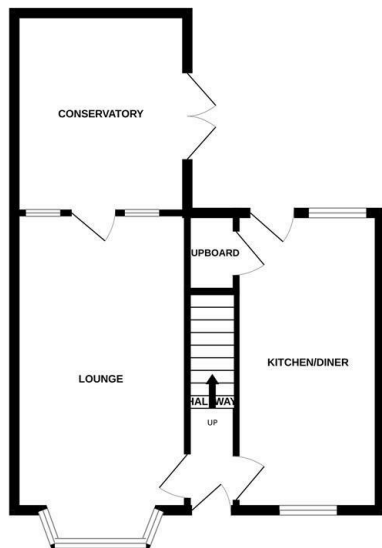
LEASEHOLD

Ground Rent - £3.56 a year

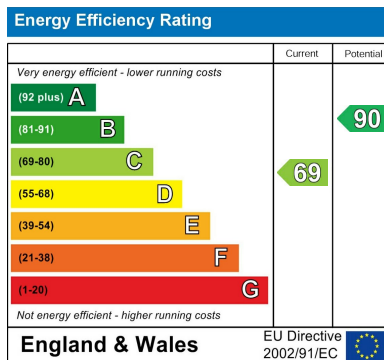
## COUNCIL TAX BAND

A





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.  
Made with Metagix ©2025



## Viewing

By appointment only.

## Tenure

We are advised by the vendor that the property is: As Above However, prospective purchasers should have the tenure of this property confirmed by a solicitor.

Additional Information Local Authority: North East Lincolnshire Council Telephone 01472 313 131

Services: All mains services are available or connected subject to the statutory regulations. we have not tested any heating systems, fixtures, appliances or services.

## DISCLAIMER - IMPORTANT NOTICE REGARDING SALES PARTICULARS

Although we have taken great care to ensure the accuracy of the information contained in these particulars, we specifically deny liability for any mistakes, omissions or errors and strongly advise that all proposed purchasers should satisfy themselves by inspection or otherwise, as to their correctness, prior to entering into any commitment to purchase. Any references to the condition, use or appearance of the property or appliances therein, are made for guidance only, and no warranties are given or implied by this information. It is not the Agents policy to check the position with regards to any planning permission or building regulation matters and as such all interested parties are advised to make their own enquiries., in order to ensure that any necessary consents have been obtained. Measurements are taken from wall to wall unless otherwise stated, with the metric conversion shown in brackets. Any plans or maps contained are for identification purposes only and are not for any other use but guidance and illustration. The Agents have not tested any apparatus, equipment, fixtures, fittings or services including central heating systems and cannot therefore