



**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

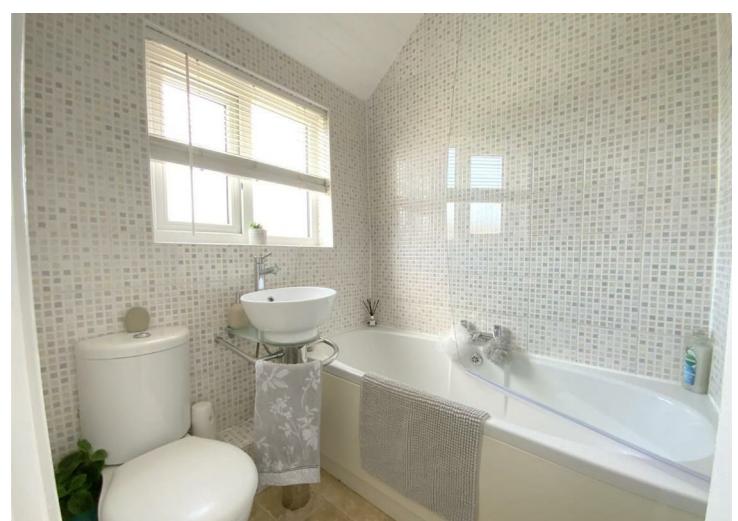
10'11" x 9'11" (3.33 x 3.03)

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.



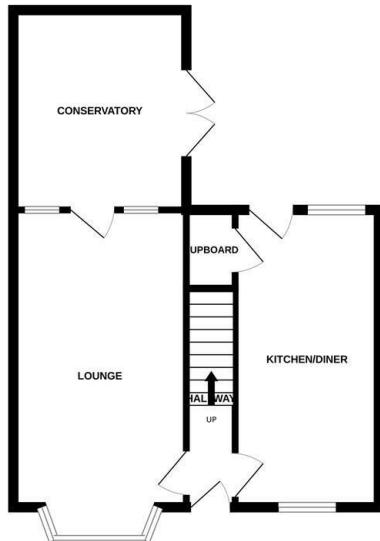
## TENURE

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 herein, 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 and fixtures and fittings 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		90
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

## 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

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