



**39 Miller Avenue, Grimsby, North East Lincolnshire, DN32 8JW**  
**£140,000**

## Key Features:

- Three Bedroom Semi Detached Property
- Popular Old Cleve Area
- Ideal First Time Purchase
- Open Plan Lounge/Dining Room
- Driveway Parking & Detached Garage
- New Gas Central Heating Boiler

**\*\* £5,000 ALLOWANCE TOWARDS DEPOSIT \*\***

A three bedroom semi detached home located in the popular residential area of Old Cleve. Ideally situated for easy access to central Grimsby and Cleethorpes, and nearby local amenities and schools.

The accommodation offers; entrance hall, downstairs cloak/wc, kitchen, and an open plan lounge/dining room. The first floor landing gives access to three bedrooms and a shower room.

Outside, there is a driveway to the front which leads to the detached garage and good sized garden at the rear. Viewing Highly Recommended.



### ENTRANCE HALL

Accessed via a front entrance porch. With staircase to the first floor.

### CLOAKROOM

5'2" x 2'8" (1.59 x 0.82)

Fitted with a wc and corner hand basin.

### KITCHEN

13'8" x 9'5" (4.17 x 2.88)

Comprising of wall and base units, built-in oven, gas hob, plumbing for a washing machine and dishwasher, and space for a fridge/freezer. Wall mounted gas central heating boiler (Newly installed December 2024) Rear aspect window, and side entrance door.

### LOUNGE/DINING ROOM

27'9" x 11'8" (8.48 x 3.57)

A spacious open plan living room featuring a log burning stove. Of dual aspect having a bay window to the front and patio doors opening onto the rear garden.

### FIRST FLOOR LANDING

With a side aspect window.

### BEDROOM 1

12'5" x 9'8" (3.80 x 2.95)

To rear aspect, with built-in storage cupboards/wardrobe.

### BEDROOM 2

10'7" x 10'1" (3.24 x 3.09)

A second double bedroom, to front aspect. With built-in storage cupboards/wardrobe and dressing table.

### BEDROOM 3

8'9" x 7'0" (2.68 x 2.15)

To rear aspect, with loft access.

### SHOWER ROOM

6'2" x 5'4" (1.89 x 1.64)

Fitted with a pedestal basin, wc and shower enclosure.

### OUTSIDE

The property is approached by a driveway having gated access to the detached garage. The rear garden is mainly private, with lawn and patio.

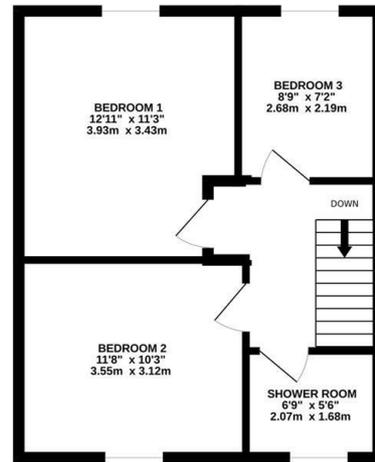
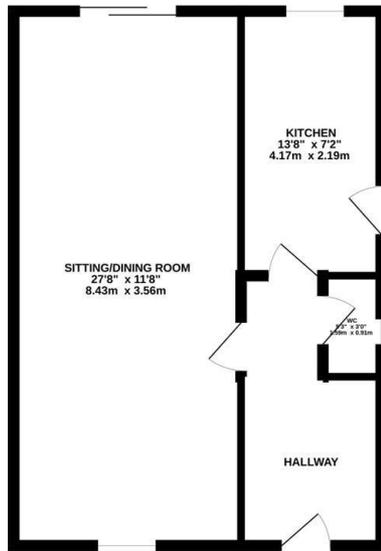
### TENURE

Freehold

### COUNCIL TAX BAND

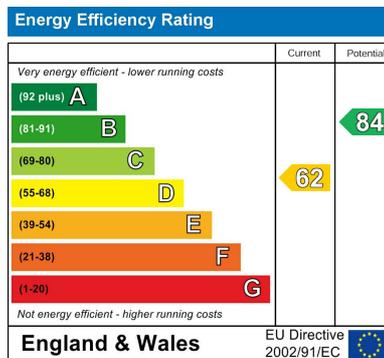
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TOTAL FLOOR AREA: 918 sq.ft. (85.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans 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, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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### 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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