



Birch Avenue

Grimsby
DN34 4RD

Offers in the Region Of
£139,950

Crofts estate agents are delighted to offer for sale this superbly appointed end of terrace property which is located within the popular town of Grimsby. Located within a popular residential location this property is sure to be popular and therefore comes with viewing highly advised. Nearby there are a wide variety of local amenities, schools and also good road and bus links. Internal viewing will reveal the entrance hall, lounge, dining room, kitchen, two bedrooms and the shower room. Originally a three bedroom a wall has been removed to make bedroom one a fantastic size but a wall could easily be put back in and thus re-create a third bedroom. Externally to the front there is the opportunity to create off road parking and the rear garden is a lovely colourful space with a lawn and feature patio. The property also benefits from uPVC double glazing and gas central heating.



Entrance Hall

Entering the property through the entrance porch reveals coving to the ceiling, a radiator and a carpeted floor.

Lounge

13' 10" x 10' 4" (4.21m x 3.15m)

The lounge has a bay window to the front elevation, coving to the ceiling, a radiator and a carpeted floor. There is also a log burner.

Dining Room

8' 2" x 9' 4" (2.49m x 2.85m)

The dining room has French doors to the rear elevation, coving to the ceiling, a radiator and laminate flooring.

Kitchen

15' 11" x 6' 4" (4.86m x 1.92m)

The kitchen has a window to the rear elevation, door to the side, a radiator and laminate flooring. There is also a superb fitted kitchen with plenty of counter space, a ceramic sink and drainer, dishwasher and plumbing for a washing machine.

First Floor Landing

With access to the loft, coving to the ceiling and a carpeted floor.

Bedroom One

10' 11" x 16' 3" (3.34m x 4.96m)

Bedroom one has two windows to the front elevation, coving to the ceiling, two radiators and a carpeted floor.

Bedroom Two

11' 0" x 10' 0" (3.35m x 3.05m)

Bedroom two has a window to the rear elevation, a radiator and a carpeted floor.

Shower Room

5' 10" x 5' 10" (1.79m x 1.79m)

The shower room has an opaque window to the rear elevation, fully tiled walls, a heated towel rail and vinyl flooring. There is also a superb suite with a WC, vanity basin and a shower cubicle with a mains operated shower.

Outside

With the ability to create off road parking to the front and also access to the side passage which reveals a gate into the rear garden. The rear garden has a feature patio ideal for alfresco dining, a lawn and established shrubs and flower beds.

Cleethorpes 01472 200666
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Louth 01507 601550

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Tenure

Believed to be Freehold, awaiting solicitors' formal confirmation.
All interested parties are advised to make their own enquiries.

Services

All mains services are understood to be connected, however Crofts have not inspected or tested any of the services or service installations & purchasers should rely on their own survey.

Viewings

Please contact the relevant marketing office, all viewings are strictly by appointment only please.

Council Tax Information

Band A: To confirm council tax banding for this property please view the website www.voa.gov.uk/cti

Free Valuations

We offer a free valuation with no obligation, just call the relevant office or visit www.croftsestateagents.co.uk seven days a week to arrange for your free valuation.

Property Management

We offer a full property management service, offering full and comprehensive credit and referencing checks detailed photographic inventories and regular property inspections to name just a few of our services.

Mortgage and Financial Advice

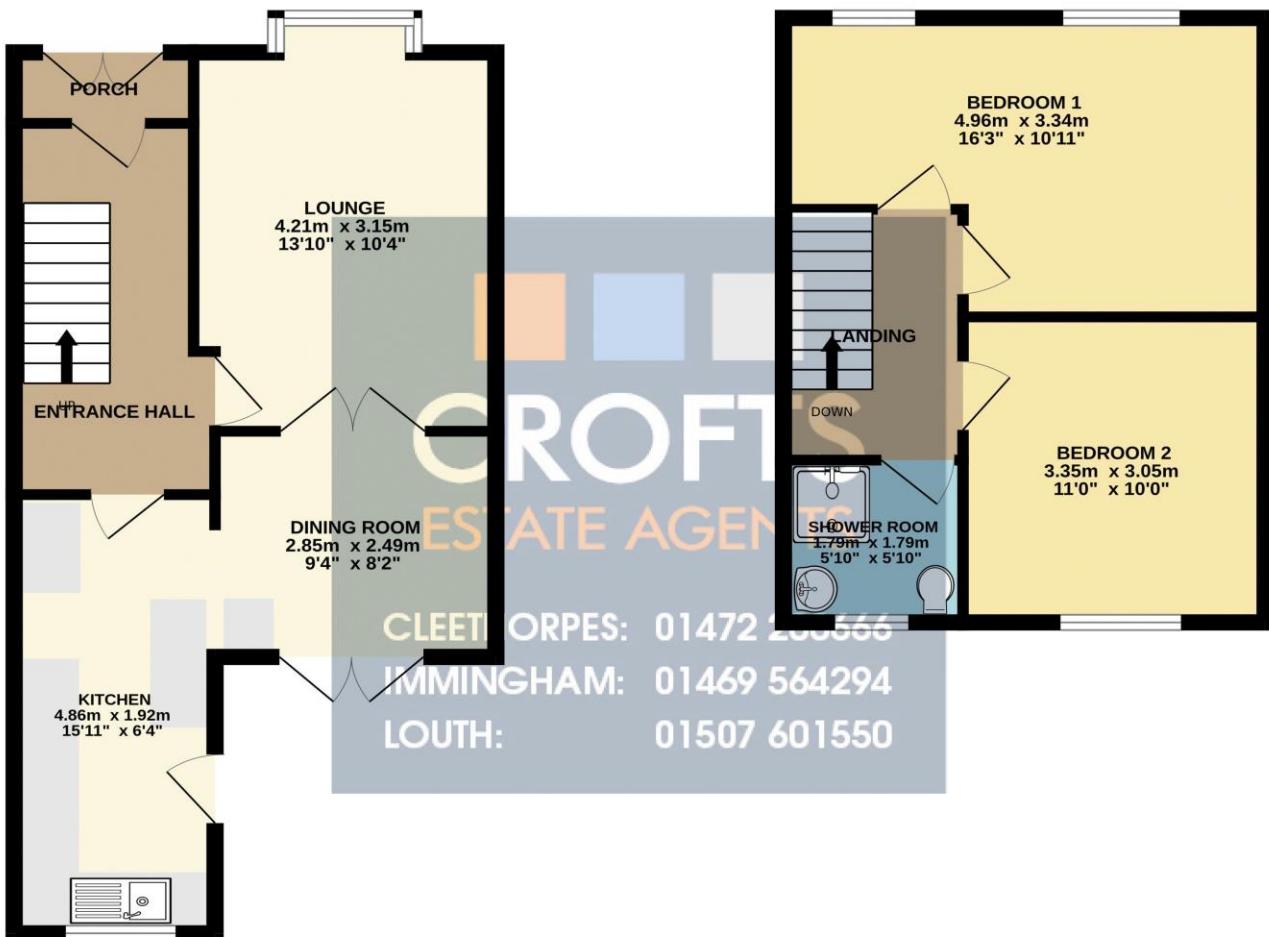
With access to the whole of the mortgage markets, Crofts Estate Agents in connection with The Mortgage Advice Bureau will help you find the best mortgage to suit your needs. The Mortgage Advice Bureau will act on your behalf in advising you on mortgages and other financial matters

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GROUND FLOOR
40.6 sq.m. (437 sq.ft.) approx.

1ST FLOOR
33.7 sq.m. (362 sq.ft.) approx.



TOTAL FLOOR AREA: 74.3 sq.m. (800 sq.ft.) approx.

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 only. No responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should not 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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