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Silver Birch Place

Grimsby
DN34 4GF

Offers in the Region Of £156,500

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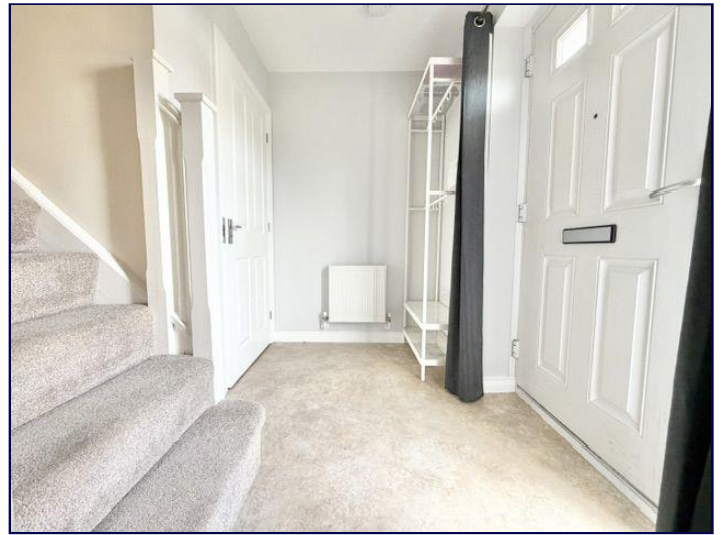
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Property Introduction

Positioned in a highly sought-after spot overlooking the central green, this competitively priced three-bedroom end-terrace home presents an exceptional opportunity for buyers seeking style, space, and convenience within a well-established modern development and has NO FORWARD CHAIN. Designed with contemporary living in mind, the ground floor boasts a bright and airy open-plan layout. A welcoming entrance hall leads through to a spacious kitchen diner, perfectly suited for both everyday family life and entertaining, which flows seamlessly into a comfortable lounge area. A convenient cloakroom completes the ground floor accommodation. Upstairs, the property continues to impress with three generously sized double bedrooms, offering flexibility for growing families, guests, or home working. The principal bedroom benefits from its own en suite shower room, while a well-appointed family bathroom serves the remaining bedrooms. Externally, the home enjoys a delightful south-facing rear garden, ideal for relaxing or entertaining in the warmer months. The garden is securely enclosed with timber fencing and features a neatly maintained lawn alongside two separate patio areas, providing versatile outdoor space. To the front, there is off-road parking for one vehicle leading to a garage, while an additional allocated parking space is conveniently located to the rear. Perfectly suited to first-time buyers or those taking the next step on the property ladder, this attractive home combines a prime outlook, practical layout, and excellent value—making it a must-see property in today's market.

Entrance Hall

5' 1" x 8' 0" (1.55m x 2.44m)

uPVC frosted door and frosted window, cream vinyl floor, grey decor, radiator and pendant light.

Kitchen diner

11' 6" x 9' 10" (3.50m x 3.00m)

Light wood kitchen wall and base units with granite effect work tops and splash back returns and 1.5 sink stainless steel sink drainer over. The room has grey decor, grey tile effect vinyl floor, uPVC window with blind to the front. Integral appliances including electric hob with extractor over, oven grill, space for washing machine and tall fridge freezer, radiator, ceiling light and under stairs storage cupboard. The room is open plan to the lounge.

Lounge

10' 8" x 14' 4" (3.25m x 4.38m)

Open plan to the kitchen the lounge has uPVC door to the rear garden. grey decor with feature wall, grey carpet, two pendant lights and radiator.

Cloakroom

4' 8" x 4' 3" (1.43m x 1.29m)

Coming off the entrance hall the cloakroom has WC and sink, grey decor, cream vinyl flooring, tiled splash backs, radiator and ceiling light.

Stairs and landing

The stairs and landing have light brown carpet, cream and grey decor, boiler cupboard, radiator, pendant light and loft access.

Bedroom One

13' 4" x 18' 11" (4.06m x 5.76m)

The main bedroom has grey decor, grey carpet, pendant light, radiator and picture window to the front.

En suite shower room

5' 3" x 5' 3" (1.61m x 1.59m)

The shower room has white WC and sink with enclosed shower, grey decor, grey tiled splash backs, ceiling light, cream tile effect vinyl, extractor and shaver point.

Bedroom Two

11' 10" x 10' 8" (3.60m x 3.25m)

The second bedroom has grey decor, light brown carpet, radiators, pendant light and picture window to the front.

Bedroom Three

9' 6" x 8' 5" (2.90m x 2.56m)

The third bedroom has grey decor, grey carpet, radiator, pendant light and uPVC window to the rear.

Family Bathroom

5' 7" x 9' 0" (1.70m x 2.74m)

The bathroom has white three piece bathroom suite with shower over the bath, grey vinyl flooring, grey tiled splash backs, uPVC frosted window, shaver point, radiator, extractor and ceiling light.

Front garden and parking

The front garden has block paved driveway for one car with gravel separating it from a block paved path to the covered porch areas. The front garden is aid to lawn with one small bush. A timber gate leads to the rear. There is also an allocated parking space that comes part of the freehold to the rear of the property.

Garage

21' 4" x 8' 10" (6.51m x 2.70m)

With up and over metal door the garage has power and light with timber pedestrian door out of the back. The garage offers opportunity for conversion to create more ground floor living space

and this has been done and completed on some other similar properties on the same estate.

Rear garden

A south west facing garden has slab patio to the back of the house with slab path to the front with timber gate to the front and slab path to the bottom of the garden where there is a further slab patio area and gravel garden. The centre of the garden is laid to lawn with the whole garden enclosed with timber fence to all sides.

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.

Broadband and Telecom Communications

Broadband and mobile speeds and availability can be assessed via the Ofcoms checker website.

<https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker>

Viewings

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

Council Tax Information

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

Free Valuations

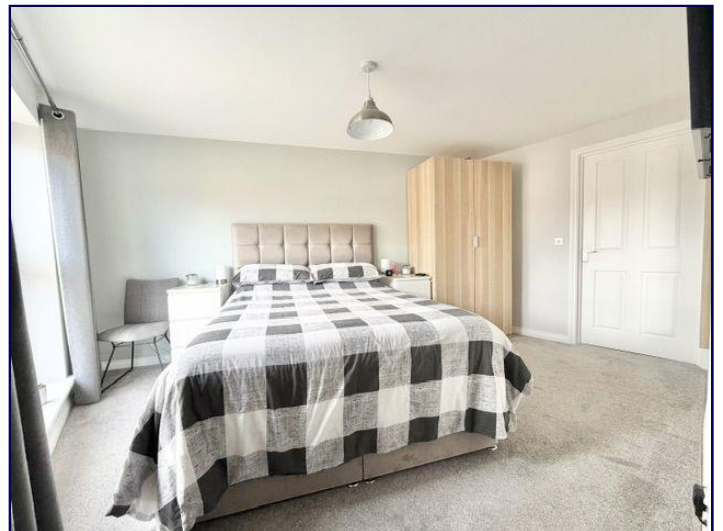
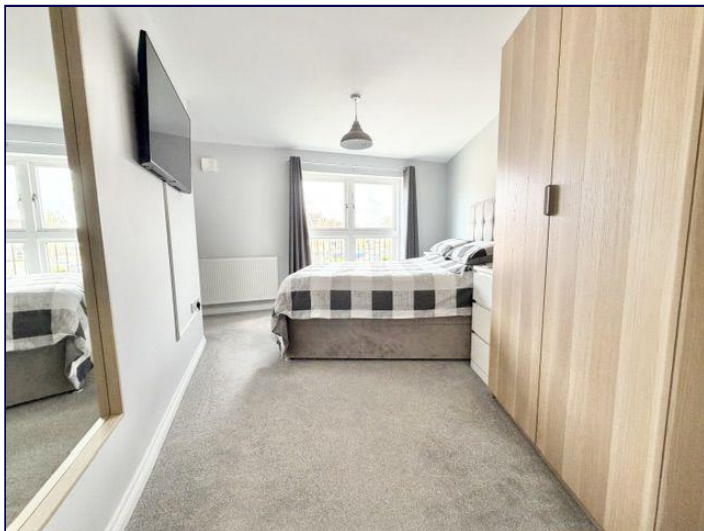
We offer a free valuation with no obligation, just call the relevant office or visit www.croftsestateagents.co.uk seven days a week to arrange for your free valuation.

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 a wide range of mortgages from over 50 of the UK's best-known lenders, **Crofts Estate Agents**, in partnership with **Forge Financial Solutions**, can help you find the mortgage that best suits your needs.



GROUND FLOOR
51.5 sq.m. (555 sq.ft.) approx.

1ST FLOOR
51.4 sq.m. (553 sq.ft.) approx.



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 IMMINGHAM: 01469 564294
 LOUTH: 01507 601550

TOTAL FLOOR AREA: 102.9 sq.m. (1108 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 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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