

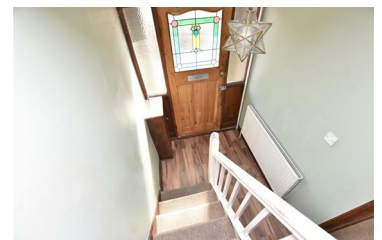


## 32 Birch Avenue Grimsby, North East Lincolnshire DN34 4RD

We are delighted to offer for sale this THREE BEDROOM MID TERRACE PROPERTY within easy access of Grimsby Town Centre, motorway links and all local amenities. Benefitting from part uPVC double glazing and gas central heating. The accommodation comprises of; Entrance hallway, two reception rooms, kitchen, three bedrooms and family bathroom. Off road parking to the front and low maintenance rear garden. Offered for sale with no forward chain.

**£124,950**

- MID TERRACE PROPERTY
- THREE BEDROOMS
- KITCHEN
- TWO RECEPTION ROOMS
- BATHROOM
- PART uPVC DOUBLE GLAZING
- GAS CENTRAL HEATING
- REAR GARDEN
- OFF ROAD PARKING
- NO FORWARD CHAIN



## MEASUREMENTS

All measurements are approximate.

## ACCOMMODATION

.

### ENTRANCE

Accessed via a wooden door with glazed feature panel, side and top lights.



### HALLWAY

Having wood effect laminate flooring, radiator, carpeted stairs with white open spindle balustrade leading to the first floor.

### LOUNGE

13'3" x 9'6" (4.06 x 2.90)

To the front of the property with a uPVC double glazed bay window with wooden blinds, coved ceiling, carpeted flooring, feature cast iron grate with marble hearth. Radiator.



### DINING ROOM

15'6" x 10'9" (4.74 x 3.30)

To the rear of the property with a uPVC double glazed window, coved ceiling, carpeted flooring and large storage cupboard.



### KITCHEN

12'2" x 8'3" (3.72 x 2.53)

The kitchen benefits from a range of hand painted wall and base units with contrasting worksurfaces and incorporates a composite sink and drainer, electric oven, gas hob and ample space for a fridge and washing machine. Finished with tiled flooring, wooden window to the side aspect and uPVC glazed door leading to the garden and rear uPVC double glazed window.





## KITCHEN

Additional Photograph



## FIRST FLOOR

.

## FIRST FLOOR LANDING

Having carpeted flooring with white wooden spindle balustrade.



## BEDROOM ONE

11'0" x 9'8" (3.36 x 2.96)

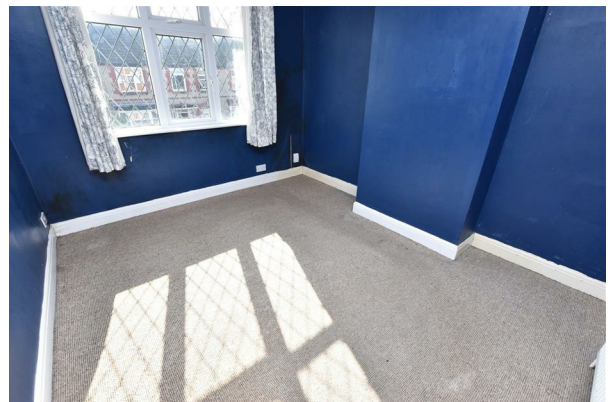
To the rear of the property with uPVC double glazed window, picture rail, carpeted flooring, radiator and built in wardrobes.



## BEDROOM TWO

11'5" x 9'8" (3.49 x 2.96)

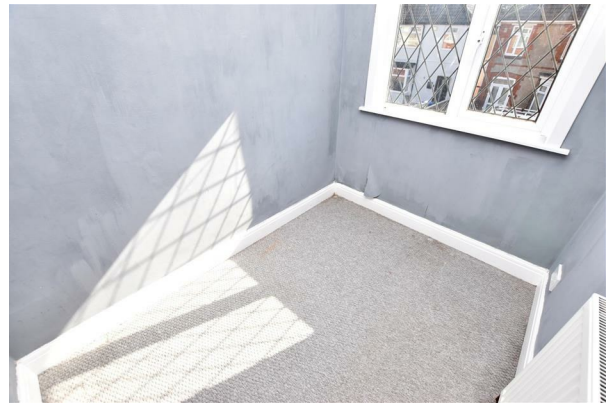
To the front of the property with a uPVC double glazed window, coved ceiling and radiator.



### BEDROOM THREE

7'4" x 5'5" (2.25 x 1.67)

To the front of the property with uPVC double glazed window, carpeted flooring and radiator.



### BATHROOM

6'3" x 5'5" (1.93 x 1.66)

Benefitting from a white three piece suite comprising of; Bath with shower over, pedestal hand wash basin and low flush wc. having part tiled walls, vinyl flooring, radiator and uPVC double glazed window to the rear.



### OUTSIDE

#### GARDENS

The front of the property has open access to a red brick paved garden which provides off road parking, brick walled side boundaries. The rear garden has a mixture of walled and fenced boundaries with artificial grass and timber shed.



### COUNCIL TAX BAND & EPC RATING

Council Tax Band - A

EPC -

### VIEWING ARRANGEMENTS

Please contact Joy Walker Estate Agents on 01472 200818 to arrange a viewing on this property.

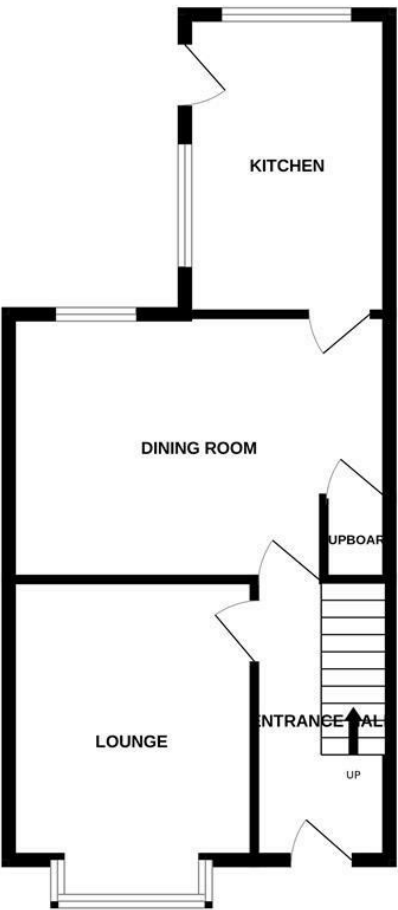
### OPENING TIMES

Monday - Friday 9.00 am to 5.15 pm. Saturday 9.00 am to 1.00 pm

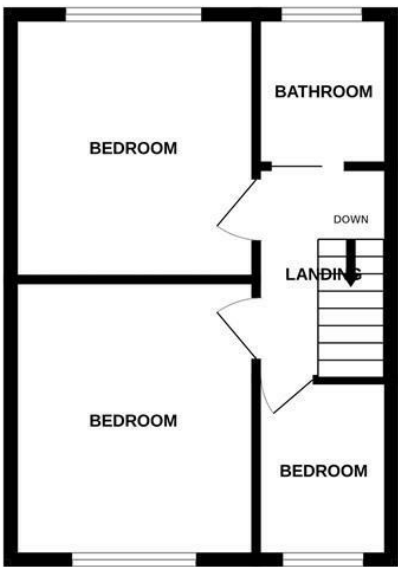
### TENURE - LEASEHOLD

We are informed by the seller that the tenure of this property is Leasehold. Confirmation / verification has been requested. Please consult us for further details.

GROUND FLOOR



1ST FLOOR



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 Metropix ©2024



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
EU Directive 2002/91/EC		
England & Wales		

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements and floor plans provided are approximate and for guidance purposes only. The particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the firms employment Ltd has any authority to make or give any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property.