



29 Birch Avenue, Grimsby, DN34 4RD

M A S O N S

EST. 1850

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A well-presented three-bedroom, mid-terrace house positioned towards the end of a no-through road, benefitting from off-street parking. The property is well positioned close to the centre of Grimsby and ideally situated for nearby shops and amenities, together with Franklin 6th Form College and other academic institutions.

The property boasts contemporary accommodation with two reception rooms, hallway, breakfast kitchen, cloakroom and WC, while to the first floor are three bedrooms and family bathroom. At the rear is a delightful south-easterly facing garden, ideal for relaxing in of a summer's day. The property is well maintained throughout and benefits from uPVC doors and windows and gas central heating.



Directions

From Peaks Parkway A16 take the turning west onto Weelsby Road, continue to the junction at the end of the road and turn right onto the A1243, Bargate. Continue and take the left turning onto Westward Ho, continue for some distance to the mini roundabout and turn right onto Chelmsford Avenue. Continue along here, turning right at the end onto Littlefield Lane. Upon reaching the next mini roundabout take the left onto Cross Coates Road and then take the next left onto Richmond Road. Take the next right onto Ashtree Avenue then your first left onto Birch Avenue and the property will be found towards the end of the road on the left.

The Property

A period terraced home positioned in a very quiet residential area of Grimsby, having brick-faced and part-rendered finish to facing walls with pitched timber roof and concrete interlocking tile covering. The property benefits from fully uPVC double-glazed windows and doors with a modern gas central heating system which is serviced on a regular basis. The property benefits from off street parking to the front while to the rear the garden





has pedestrian access via right of way through a rear passage.

Accommodation

(Approximate room dimensions are shown on the floor plans which are indicative of the room layout and not to specific scale)

Entrance Hall

Having part-glazed uPVC door with arched frame and frosted glass windows, stepping into the spacious and bright hallway, staircase to first floor with carpeted stairs and timber banister and spindles. Cupboard to the side houses the electric meter and consumer unit. Door chimes to wall and useful understairs storage area with further cupboard. Oak-effect flooring and contemporary colours to walls with six-panel doors into principal rooms.

Lounge

Having large bay window to front, chimney breast and feature fireplace with timber surround and mantelpiece with



inset electric fire with heater/blower and slate-effect hearth. Oak-effect flooring, large opening through to:

Dining Room

Of similar size to the lounge with further window to rear creating a light and airy open plan space with chimney breast and oak-effect flooring. Contemporary colour schemes and door through to:

Cloakroom

A useful addition to the property with hooks provided for coats. Could also be a useful homeworking space. Window to side and oak-effect flooring. Door through to:

WC

Low-level WC, oak-effect flooring and frosted glass window to rear.

Breakfast Kitchen

Having an extensive range of base and wall units finished in a matt ivory colour with brushed stainless steel-effect handles, slate-effect rolltop laminated work surfaces with matching upstand and black Metro tiling to splashback. One and a half bowl stainless steel sink with





chrome mono mixer tap. Integrated Bush single electric oven with four-ring gas hob above and extractor fan over. Matching breakfast bar to opposite side. Also having space and plumbing for washing machine. Space to far end for free-standing fridge/freezer. Terracotta style tiling to floor and spotlights to ceiling with large window to rear and side aspects with part-glazed uPVC door leading to rear garden.

First Floor Landing

With panelled doors to bedrooms and bathroom, thermostat to wall and having timber banister and spindles with contemporary colour scheme.

Master Bedroom

Positioned at the front, being a very generous double room overlooking the driveway. Chimney breast with alcoves to either side and carpeted floor.

Bedroom 2

Another double bedroom at the rear with window overlooking garden, currently set



up as home working space. Carpeted flooring with large built-in wardrobes to one side, also housing the Ideal Logic Plus gas combination boiler which is serviced on a regular basis.

Bedroom 3

Single bedroom or nursery to the front with large window and carpeted flooring, currently used as walk-in wardrobe. Shelving can be removed to create more space.

Family Bathroom

Positioned at the rear with frosted glass window. P-shaped shower bath with shower screen to side, mixer taps with hand held shower attachment, fully-tiled walls, low-level WC, wash hand basin and mirrored cabinet to side. Loft hatch giving access to the roof space and having tile-effect flooring.

Outside

Frontage providing off street parking for one or two vehicles if required, laid to concrete and low maintenance gravel. Brick boundary walls to either side. Rear garden enjoying an excellent south-easterly aspect, laid predominantly to lawn with a good range of mature bushes





and plants to perimeters, low-maintenance gravel areas and boundaries made up of dwarf brick walls with close-boarded fencing to upper half. At the rear is a pedestrian gate giving access to a shared rear passage where right of way is granted for access back to Birch Avenue. Useful concrete patio area adjacent the house whilst to the rear is a large timber garden shed with electrics provided. Outside lighting provided and tap.

Tenure

We are advised by the current vendors that the property is Leasehold with 907 years remaining on the term with an annual ground rent of £3.10.

Location

Grimsby is a main business and retail centre in Lincolnshire and as such has schools and colleges, a comprehensive shopping centre and a variety of sport and leisure facilities. There are strong road links to the country via the A/M180 and the Kirmington Airport is about 14 miles away.



Viewing

Strictly by prior appointment through the selling agent.

General Information

The particulars of this property are intended to give a fair and substantially correct overall description for the guidance of intending purchasers. No responsibility is to be assumed for individual items. No appliances have been tested. Fixtures, fittings, carpets and curtains are excluded unless otherwise stated. Plans/Maps are not to specific scale, are based on information supplied and subject to verification by a solicitor at sale stage. We are advised that the property is connected to mains gas, electricity, water and drainage but no utility searches have been carried out to confirm at this stage. The property is in Council Tax band A.





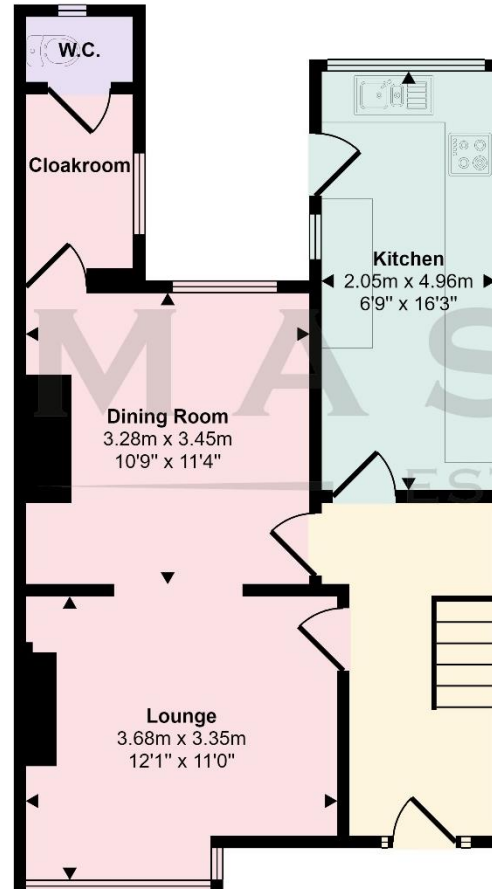
Floor Plans and EPC Graph

NB A PDF of the full Energy Performance Certificate can be emailed on request

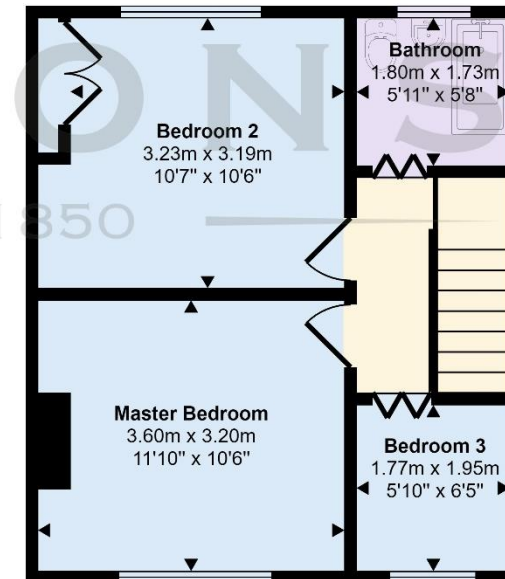
Approx Gross Internal Area
82 sq m / 887 sq ft



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



Ground Floor
Approx 46 sq m / 497 sq ft



First Floor
Approx 36 sq m / 390 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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Important Notice

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- (ii) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants 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; (iii) No person in the employment of Messrs Masons, Chartered Surveyors has any authority to make or give any representation or warranty whatever in relation to this property; (iv) No responsibility can be accepted for any costs or expenses incurred by intending purchasers or lessees in inspecting the property, making further enquiries or submitting offers for the property.

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