



**FARROW**  
ESTATE AGENTS



3 Birch Avenue, Grimsby, DN34 4RD  
Asking price £125,000

3 1 2 D

## Floor Plan



## Area Map



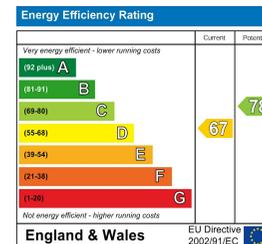
## Accommodation

- Super Investment Opportunity
- Chain Free Vendor Wanting A Quick Sale
- Can Be Purchased With Tenants In Situ
- Secured & Private Driveway
- Gas Central Heating & Double Glazing
- Quiet Residential Area
- Great Schools Catchment Area
- Short Walk To Local Amenities
- Easy Access To Grimsby Town Centre
- Council Tax Band A

## Viewing

Please contact our Farrow Estate Agents Office on 01472 355864 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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