



45 Welland Avenue
Grimsby, Lincolnshire, DN34 5JP

Guide Price
£110,000

3 Bedroom End Of Terrace House

- Freehold
- Modern Method of Auction - T & Cs Apply
- Reservation Fee Payable
- End Of Terrace
- 3 Bedrooms
- Well Presented Throughout
- Off Road Parking
- Grimsby Location
- Sun Room
- Downstairs W/C
- EPC Rating - C, Council Tax Band - A

[Click here to access the Energy Performance Certificate for 45 Welland Avenue, Grimsby, Lincolnshire, DN34 5JP](#)



Overview

For Sale By Modern Method of Auction - T & Cs Apply

Offered for sale with No Forward Chain! Pygott & Crone are delighted to bring to the market this modern 3 Bedroom End Terrace property located in Grimsby. The property is well presented throughout and close to local amenities, bus routes and just a 10 minute drive into Grimsby Town Centre. The rear garden is a generous size and perfect for relaxation with the added benefit of a pergola for outdoor entertainment. To the front is a low maintenance garden with off road parking.

Internal accommodation briefly comprises: Open plan Lounge/Kitchen/Diner, W/C, Utility and Conservatory. Upstairs are 3 Bedrooms and Shower Room. This well presented 3 Bedroom home is an ideal investment, first time buy or family home.

Agents Note- The property also has the benefit of solar panels and are owned outright.





Welland Avenue, Grimsby, DN34

Approximate Area = 1015 sq ft / 94.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2025. Produced for Pygott & Crone. REF: 1333889



Location



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A woman with blonde hair is smiling and looking at a laptop. The background is a soft, out-of-focus grey.

Pygott & Crone

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A smartphone screen showing the Pygott Plus+ app. The app has a red background with white text. It says "Welcome to Pygott Plus+" and has a large white plus sign in the center. Below the plus sign are fields for "Email address" and "Password", and a "Login" button.


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45 Welland Avenue, Grimsby
is on the market with our Grimsby branch

22 South St Mary's Gate, Grimsby DN31 1LQ

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