



19 Manchester Square  
Barrow upon Humber, North Lincolnshire

**BROWN & CO** JH Walter







## 19 Manchester Square, New Holland, Barrow Upon Humber, North Lincs, DN19 7RQ

A spacious and well-presented mid-terrace house situated in the popular village of New Holland and sold with no onward chain.

The property which overlooks a pleasant green area comprises of two reception rooms, a third reception or downstairs bedroom with shower room, and kitchen to the ground floor, along with three double bedrooms and a bathroom to the first floor. Outside to the rear is an enclosed lawned garden and a driveway providing off street parking.



### ACCOMMODATION

#### Reception One

Double glazed window and entrance door to front, fireplace, radiator.

#### Reception Two

Double glazed window and entrance door to front, fireplace, radiator.

#### Reception Three / Bedroom

Double glazed window to rear, radiator.

#### Shower Room

Double glazed window to rear, WC, wash basin, shower cubicle, heated towel rail.

#### Kitchen

Double glazed window and entrance door to rear, stairs rising to first floor, stainless steel drainer sink, worktops, base and eye level storage units, integrated oven with gas hob and extractor hood, spaces for washing machine and fridge freezer, tiled splash backs, boiler housed in cupboard, radiator.

### First Floor

#### Landing

Loft access, radiator.

#### Bedroom One

Double glazed window to front, radiator.

#### Bedroom Two

Double glazed window to front, radiator.

#### Bedroom Three

Double glazed window to rear, radiator.

#### Bathroom

Double glazed window to rear, WC, pedestal wash basin, bath with shower attachment and glazed shower screen, heated towel rail.

#### Outside

To the rear is an enclosed lawned garden and a driveway providing off street parking which is accessed via a private lane.

TENURE & POSSESSION - Freehold and for sale by private treaty.

COUNCIL TAX - Band A

### MOBILE & BROADBAND

We understand from the Ofcom website there is likely mobile coverage from EE, O2, Three and Vodafone. We understand from the Ofcom website that standard and superfast is available at this property with a max download speed of 49 Mbps and an upload speed of 8 Mbps.

### BUYER IDENTITY CHECK

Please note that prior to acceptance of any offer, Brown&CoJHWalter are required to verify the identity of the buyer to comply with the requirements of the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. Further, when a property is for sale by tender, an ID check must be carried out before a tender can be submitted. We are most grateful for your assistance with this.

### AGENT

James Drabble - 01522 504304 - [lincolncitycentre@brown-co.com](mailto:lincolncitycentre@brown-co.com)



Energy performance certificate (EPC)		
19, Manchester Square New Holland BARROW-UPON-HUMBER DN19 7RQ	Energy rating <b>C</b>	Valid until: 30 October 2024 Certificate number: 2318-0955-77

Property type	End-terrace house
Total floor area	131 square metres

#### Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-star-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-star-guidance>).

#### Energy rating and score

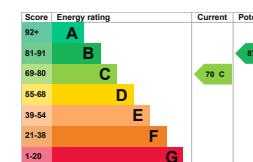
This property's energy rating is C. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

The graph shows this property's potential energy rating.

**Properties get a rating from (worst) and a score.** The better the rating, the lower your energy bills are likely to be.

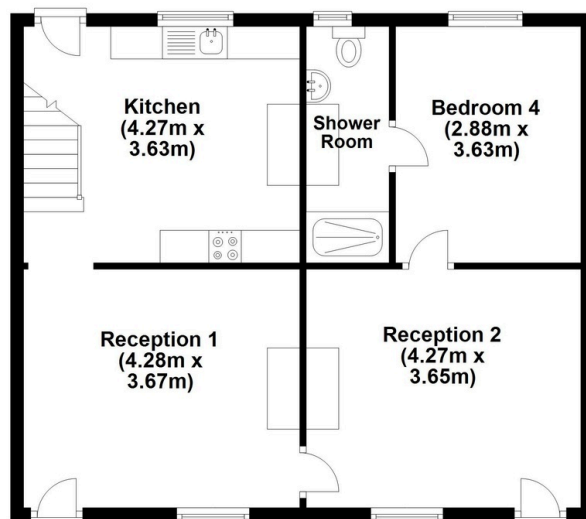
For properties in England and Wales, the average energy rating is C and the average energy score is 61.



2. All descriptions, dimensions, references to condition and other items in these Particulars are given as a guide only and no responsibility is assumed by Brown&Co for the accuracy of individual items. Intending Purchasers or Lessees should not rely on them as statements or representations of fact and should satisfy themselves as to the correctness of each item by inspection or by making independent enquiries. In particular, dimensions of land, rooms or buildings should be checked. Metric/imperial conversions are approximate only. 3. Intending Purchasers or Lessees should make their own independent enquiries regarding use or past use of the property, necessary permissions for use and occupation, potential uses and any other matters affecting the property prior to purchase. 4. Brown&Co, and any person in its employ, does not have the authority, whether in these Particulars, during negotiations or otherwise, to make or give any representation or warranty in relation to this property. No responsibility is taken by Brown&Co for any error, omission of mis-statement in these particulars. 5. 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. 6. All prices are quoted subject to contract and exclusive of VAT, except where otherwise stated. 7. In the case of agricultural property, intending purchasers should make their own independent enquiries with the RPA as to Basic Payment Scheme eligibility of any land being sold or leased. 8. Brown&Co is the trading name of Brown&Co - Property and Business Consultants LLP. Registered Office: The Atrium, St Georges St, Norwich NR3 1AB. Registered in England and Wales. Registration Number OC302092. Particulars Dated

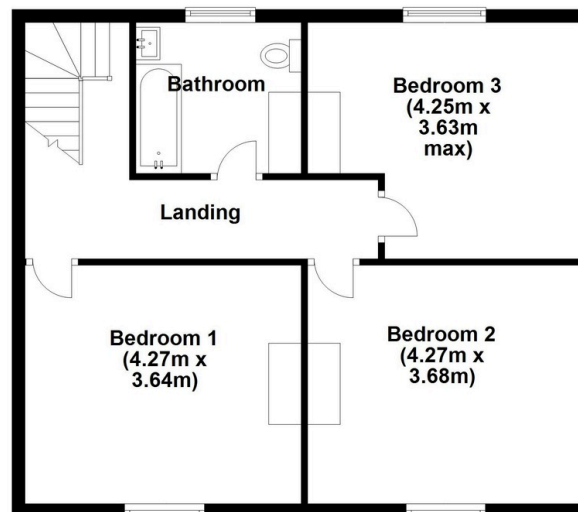
#### Ground Floor

Approx. 63.6 sq. metres (684.3 sq. feet)



#### First Floor

Approx. 63.6 sq. metres (684.3 sq. feet)



Total area: approx. 127.2 sq. metres (1368.7 sq. feet)

The marketing plan/s shown are for guidance purposes only and are not to be relied upon for scale or accuracy.  
Plan produced using PlanUp.

#### IMPORTANT NOTICES

Brown&Co for themselves and for the Vendors or Lessors of this Property give notice that: 1. These particulars are intended to give a fair and accurate general outline only for the guidance of intending Purchasers or Lessees and they do not constitute an offer or contract or any part of an offer or contract. 2. All descriptions, dimensions, references to condition and other items in these Particulars are given as a guide only and no responsibility is assumed by Brown&Co for the accuracy of individual items. Intending Purchasers or Lessees should not rely on them as statements or representations of fact and should satisfy themselves as to the correctness of each item by inspection or by making independent enquiries. In particular, dimensions of land, rooms or buildings should be checked. Metric/imperial conversions are approximate only. 3. Intending Purchasers or Lessees should make their own independent enquiries regarding use or past use of the property, necessary permissions for use and occupation, potential uses and any other matters affecting the property prior to purchase. 4. Brown&Co, and any person in its employ, does not have the authority, whether in these Particulars, during negotiations or otherwise, to make or give any representation or warranty in relation to this property. No responsibility is taken by Brown&Co for any error, omission of mis-statement in these particulars. 5. 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. 6. All prices are quoted subject to contract and exclusive of VAT, except where otherwise stated. 7. In the case of agricultural property, intending purchasers should make their own independent enquiries with the RPA as to Basic Payment Scheme eligibility of any land being sold or leased. 8. Brown&Co is the trading name of Brown&Co - Property and Business Consultants LLP. Registered Office: The Atrium, St Georges St, Norwich NR3 1AB. Registered in England and Wales. Registration Number OC302092. Particulars Dated

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