



All enquiries Ref: Callum Glenn

- Freehold semi-detached house and land
- Development potential STPP
- Full vacant possession

#### Location:

The Property and site are situated on Silversides Lane. transport links include Brigg Rail Station and Scunthorpe Rail Station together with a network of local bus services serving the surrounding vicinity. Road links include the M1A0 which in turn provides access to the M18. Shopping amenities can be found locally with further amenities being found in Grimsby to the east and Scunthorpe to the west. Recreational pursuits include Brigg recreational Ground.

#### Accommodation:

Ground floor: Two reception rooms, kitchen, utility room, bathroom/WC

First floor: Three bedrooms

Outside: Off street parking, front, rear and side garden

#### Description:

Substantial freehold three bedroom semi detached house with plot of land to the side. The house may hold potential for re-configuration or extension(STPP). Alternatively the site adjacent to the property could hold potential for a new build property (STPP) buyers must rely on their own enquiries in this regard.

#### EPC Rating: D

#### Council Tax Band: A

#### To view:

Strictly by prior arrangement with the auctioneers. please see important advice for viewers on page 19 of this catalogue.

