



40 ALBERT STREET

BRIGG, DN20 8HU

£200,000
FREEHOLD

This property is located on the prestigious Albert Street in Brigg, renowned for its stunning tree-lined avenue. Its convenient proximity to the market town centre makes it an ideal location for easy access to local amenities. Truly, a desirable location.



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40 ALBERT STREET

- CHAIN FREE • TRADITIONAL TOWNHOUSE • STUNNING KITCHEN • THREE BEDROOMS • THREE RECEPTION ROOMS • FREEHOLD



Full description

This property is located on the prestigious Albert Street in Brigg, renowned for its stunning tree-lined avenue. Its convenient proximity to the market town centre makes it an ideal location for easy access to local amenities. Truly, a desirable location

This beautifully presented traditional townhouse offers three bedrooms and is conveniently situated to take full advantage of the town centre amenities. Upon entering, you're greeted by a broad reception hall which provides access to the superbly proportioned bay-fronted lounge, boasting a stunning open fireplace. Adjacent to the lounge is a separate dining room, offering views of the enclosed rear courtyard.

The well-appointed and fully modernised kitchen gives a touch of luxury which then open into the extension giving plenty of space as a breakfast room.

Ascending the stairs, you'll find a generous landing that leads to two double bedrooms and one single bedroom. These are complemented by a large family bathroom featuring a three-piece suite in white, ensuring both style and comfort.

The tasteful interior design of the property extends to the enclosed rear courtyard, complete with a

raised timber deck - an ideal setting for relaxed entertaining or enjoying outdoor gatherings.

Overall, this traditional townhouse presents a rare opportunity to enjoy elegant living in a convenient location, making it a highly desirable property.

Reception Hall

A lovely welcoming space with oak engineered flooring, stairs to the first floor and a handy storage cupboard built in for coats and shoes.

Living Room

Inviting formal living room featuring original coving, a spacious bay window, and a welcoming open fire. Flooded with natural light, this cosy space offers ample room for furniture arrangement, perfect for relaxation and gatherings

2nd Reception Room

A beautifully proportioned second reception room, ideal for use as a charming dining room or cozy sitting room.

Kitchen

This kitchen is truly a 'wow' factor, boasting ample space and a light, airy atmosphere. It maximizes the available space brilliantly, offering plenty of storage options and seamlessly integrated appliances for a sleek, modern finish. A great range of shaker style wall and base units with soft closing drawers, Belfast sink, integrated fridge freezer and dish washer this space flows seamlessly into the :

Breakfast Room

The Velux window and French doors flood this space with natural light, creating the perfect ambiance to enjoy your morning coffee. During the summer months, opening the doors to the courtyard enhances the experience, bringing the outdoors in for a delightful setting.

WC

Exquisitely decorated with a vanity housed hand wash basin and low flush WC, adding a touch of elegance to the space

Bedroom one

A fantastic double bedroom featuring floor-to-ceiling built-in wardrobes, offering ample storage space and enhancing the room's functionality.

Bedroom Two

Another generous double bedroom with window to the rear aspect.

Bedroom Three

This is currently being utilized as a dressing room but would comfortably sit a single bed in

Bathroom

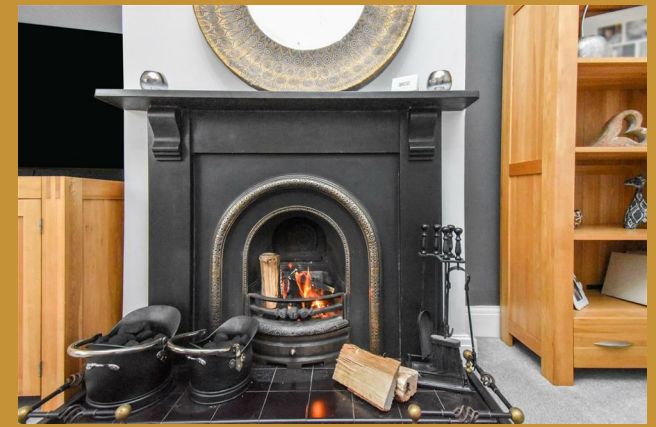
A really nice large family bathroom with a storage cupboard housing the combination boiler, panelled bath with electric shower, WC and handwash basin

EXTERNAL

The traditional bay-fronted and meticulously maintained frontage immediately captures your

attention. The rear space has been recently renovated to include an Indian sandstone patio courtyard with elevated decking, creating a perfect setting for outdoor dining and relaxation. Additionally, a gate provides convenient access to the rear for bin storage, enhancing the practicality and appeal of the outdoor area.

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ADDITIONAL INFORMATION

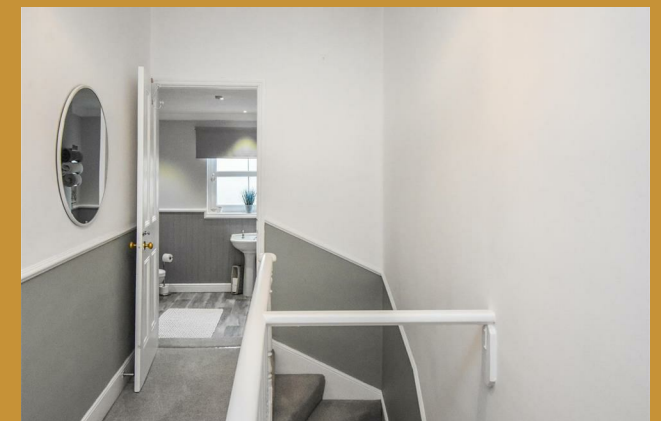
Local Authority –

Council Tax – Band A

Viewings – By Appointment Only

Floor Area – 1377.79 sq ft

Tenure – Freehold





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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | 85 |
| (69-80) C | 68 | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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