

35 ESTATE AVENUE

BRIGG, DN20 0JY

£170,000
FREEHOLD

This well presented three bedroom semi-detached property is located in Broughton, which is 2 miles from Brigg and 5 miles from Scunthorpe. The property briefly comprises of entrance hallway, living room, dining room, kitchen and to the first floor three bedrooms with a family bathroom. Outside there is a driveway leading to a garage from a pebbled front garden and to the rear of the property there is a patio and lawn area with open fields to the back.



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DESCRIPTION

This well presented three-bedroom semi-detached property is located in Broughton, which is 2 miles from Brigg and 5 miles from Scunthorpe. The property briefly comprises of entrance hallway, living room, dining room, kitchen and to the first floor three bedrooms with a family bathroom. Outside there is a driveway leading to a garage from a pebbled front garden and to the rear of the property there is a patio and lawn area enjoying a non overlooked position

ENTRANCE HALLWAY

Accessed through a UPVC double glazed door you're welcomed into the hallway with light to ceiling, radiator and stairs to the first floor with under stairs storage.

LIVING ROOM

With lights to walls and coving to ceiling, UPVC double glazed bay window to front aspect with curved radiator underneath, multi fuelled stove on a tiled hearth with inglenook surround.

DINING ROOM

With light and coving to ceiling, UPVC double glazed sliding door to rear aspect giving access to the patio and a radiator.

KITCHEN

With spotlights and coving to ceiling, UPVC double glazed window and door to side aspect, range of matt white wall and base units with laminate worktop, one and a half stainless steel drainer sink unit, space and plumbing for a washing machine, fan assisted oven/grill, gas hob with extractor fan, space for a fridge/freezer, a radiator and storage under stairs housing condenser boiler.

FIRST FLOOR LANDING

With light to ceiling and UPVC double glazed window to side aspect and access to the three bedrooms and family bathroom.

BEDROOM ONE

With light and coving to ceiling, UPVC double glazed window to rear aspect with a radiator and built in storage to the alcoves.

BEDROOM TWO

With light to ceiling, UPVC double glazed window to rear aspect and radiator underneath.

BEDROOM THREE

With light to ceiling, UPVC double glazed window to front aspect and radiator underneath.

FAMILY BATHROOM

With light to ceiling, UPVC opaque double glazed window to the rear aspect, corner bath with brass taps, WC, pedestal hand wash basin, cubical shower with electrical power, radiator with loft hatch access.

EXTERNALLY

The front garden is fully pebbled and the driveway has ample parking for several cars which leads to the garage and the rear fully enclosed garden that has a patio and mature gardens with open fields to the back.

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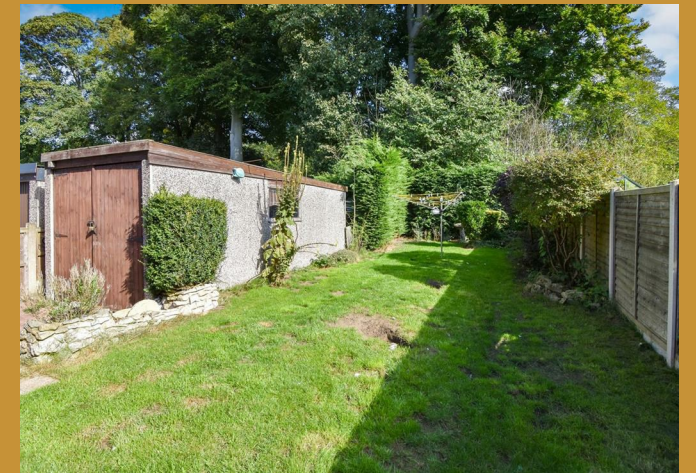




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ADDITIONAL INFORMATION

Local Authority –
Council Tax – Band A
Viewings – By Appointment Only
Floor Area – 947.00 sq ft
Tenure – Freehold



Plot Area:	0.07 acres
Year Built :	1950-1966
Council Tax :	Band A
Annual Estimate:	£1,422
Title Number:	HS293863

Local Area

Local Authority:	North Lincolnshire	Estimated Broadband Speeds
Conservation Area:	No	(Standard - Superfast - Ultrafast)
Flood Risk:	No Risk	2 80 1000
<ul style="list-style-type: none"> ● Rivers & Seas ● Surface Water 	Very Low	mb/s mb/s mb/s
Mobile Coverage:		Satellite/Fibre TV Availability:
(based on calls indoors)		



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			83
(69-80) C			
(55-68) D		46	
(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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