



## 25 ALBERT STREET

BRIGG, DN20 8HS

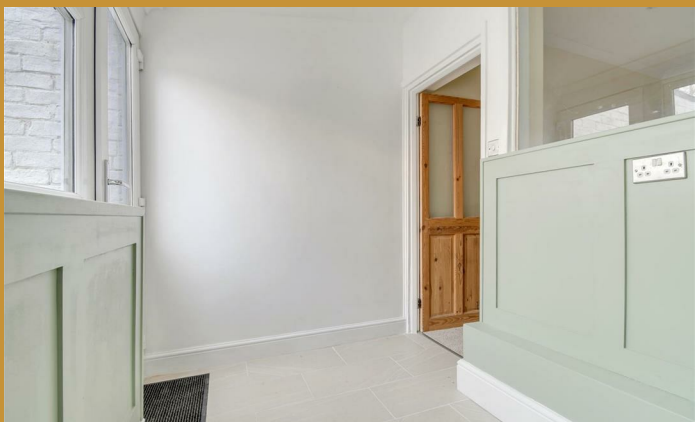
£100,000  
FREEHOLD

Welcome to this charming mid-terrace property located on Albert Street, Brigg—arguably one of the town's most desirable streets, known for its tree-lined beauty and close proximity to Brigg's town center.



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### DESCRIPTION

Welcome to this charming mid-terrace property located on Albert Street, Brigg—arguably one of the town's most desirable streets, known for its tree-lined beauty and close proximity to Brigg's town center.

This property has recently undergone a thoughtful refurbishment, with rooms reconfigured to enhance flow and functionality.

Upon entering, you'll find yourself in the front-facing kitchen, which has been designed for both style and practicality. From here, step down into the cozy living room, featuring trendy panelled walls that add character. Off the living room, there is a handy boot room and utility area, along with a spacious ground-floor bathroom.

The outdoor space includes a delightful patio courtyard, perfect for enjoying a morning coffee or entertaining guests.

Upstairs, the property boasts two generously sized bedrooms, offering comfort and versatility.

This home is an excellent choice for first-time buyers or investors alike, thanks to its prime location and appealing features. Offered chain-free for a smooth and straightforward purchase.

### KITCHEN

uPVC window to front aspect, understairs storage cupboard, a good selection of cream wall and base units with laminate worktops, Integrated under counter fridge and freezer, electric fan assisted oven and electric grill, stainless steel sink unit and radiator.

### LIVING ROOM

A lovely cosy space to enjoy which has recently been decorated with on trend panelled walls and new

carpets.

Light to ceiling, window into the boot room and radiator

### BOOT ROOM

Light to ceiling, uPVC double glazed window and door to rear courtyard and panelled walls

### UTILITY ROOM

Light to the wall, space and plumbing for washing machine and tumble dryer and radiator

### BATHROOM

Light to ceiling, uPVC door, low flush WC, pedestaled hand wash basin, panelled bath with chrome mixer tap, towel heater and fully tiled to walls and floor

### BEDROOM ONE

Light to ceiling, uPVC double glazed window, fresh decor and new carpets

### BEDROOM TWO

Light to ceiling, uPVC double glazed window, fresh decor and new carpets

### EXTERNAL

The rear which can be accessed via the boot room is fully enclosed with timber fencing a gate and paved for easy maintenance

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### ADDITIONAL INFORMATION

**Local Authority –**

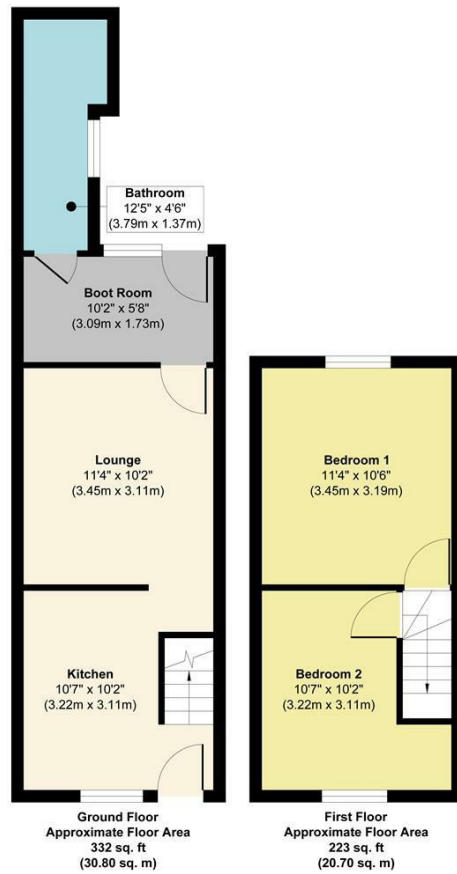
**Council Tax – Band A**

**Viewings – By Appointment Only**

**Floor Area – 678.00 sq ft**

**Tenure – Freehold**





**Approx. Gross Internal Floor Area 555 sq. ft / 51.50 sq. m**  
Illustration for identification purposes only, measurements are approximate, not to scale.  
 Produced by Elements Property



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			<b>80</b>
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>55</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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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