



25 ATKINSON AVENUE

BRIGG, DN20 8PP

£160,000
FREEHOLD

Welcome to this spacious three-bedroom semi-detached home on Atkinson Avenue in Brigg, offered for sale chain-free for a smooth and hassle-free purchase. This property has generous ground floor living space with a large kitchen dining room, forward facing living room and separate dining room., perfect for first timer buyers and families alike.



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Entrance Hall

A uPVC door with double glazed side window leads to the Hall with laminate flooring, coving, radiator and balustraded stair to the first floor with cupboard under.

Lounge (4.33m x 3.04m (14'2" x 9'11"))

Light and coving to ceiling uPVC double glazed picture window to front aspect,, radiator, feature fireplace with electric fire.

Dining Room (3.01m max x 2.72m (9'10" max x 8'11")

Light to ceiling, uPVC double glazed patio doors to the rear garden, tiled floor, radiator, tv aerial point and fitted store cupboard.

Kitchen (6.47 overall x 3.03m widening to 4.03m (21'2" over)

Light to ceiling, uPVC double glazed window to rear aspect, uPVC door to front aspect a range of painted grey wall and base units, inset single stainless steel sink with cupboards under, spaces dishwasher, washing machine and tumble drier, inset 4 burner gas hob with extractor over, built in oven with stores over and under and two radiators 2 radiators,

Landing

Light and loft hatch access to ceiling uPVC double glazed window.

Bedroom 1 (3.05m max x 4.37m max (10'0" max x 14'4" max)

Light to ceiling, uPVC double glazed window to rear aspect, tv aerial point, built in hanging cupboard and wall mounted gas fired combination boiler.

Bedroom 2 (3.05m x 4.37m max (10'0" x 14'4" max))

Light to ceiling, uPVC double glazed window to front aspect and radiator.

Bedroom 3 (3.14m max x 2.10m (10'3" max x 6'10"))

Light to ceiling, uPVC double glazed window to front aspect and radiator

Bathroom (2.35m x 1.43m (7'8" x 4'8"))

Spotlights to ceiling, uPVC double glazed window, suite in white to include close couple WC, pedestal wash hand basin, bath with electric shower over and folding glazed screen.

Outside

Set beyond timber fencing, the property is fronted by a block-paved reception area, providing off-road parking for two cars.

To the rear, a generous block-paved patio offers the perfect space for outdoor dining and relaxation, overlooking a deep, well-maintained lawn. The garden also features a timber shed and a charming summer house, ideal for additional storage or a peaceful retreat.

DESCRIPTION

Welcome to this spacious three-bedroom semi-detached home on Atkinson Avenue in Brigg, offered for sale chain-free for a smooth and hassle-free purchase.

Upon entering, you are welcomed by a bright entrance hallway leading to the first floor. The generously sized, forward-facing living room flows seamlessly through a squared archway into the dining area, creating an open and sociable space. The home also boasts a large kitchen-dining room, featuring an abundance of

storage units, ample space for a dining table, and convenient access to both the front and rear of the property.

Upstairs, the first floor comprises two well-proportioned double bedrooms and a good-sized single bedroom, all served by a family bathroom.

Outside, the beautifully maintained rear garden is enclosed by fencing and features a charming summer house, perfect for relaxing or additional storage.

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ADDITIONAL INFORMATION

Local Authority –

Council Tax – Band A

Viewings – By Appointment Only

Floor Area – 1033.00 sq ft

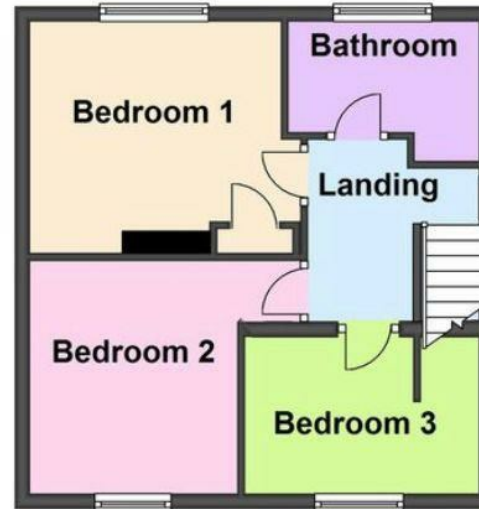
Tenure – Freehold



Ground Floor



First Floor



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	73
(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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