



22 ESTATE AVENUE

BRIGG, DN20 0JY

£185,000
FREEHOLD

A spacious three-bedroom semi-detached home in the heart of Broughton, offering great potential with partially completed extension works, a recently fitted boiler, and new soffits, fascias, and guttering. A fantastic opportunity to finish a project and create a beautiful family home.



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DESCRIPTION

A spacious and well-presented three-bedroom traditional semi-detached home, located in the highly sought-after village of Broughton. Ideally situated close to Brigg and Scunthorpe, the property also benefits from excellent road links to larger cities, making it a great choice for commuters and families alike.

This home offers fantastic potential, with planning permission previously granted in 2021 for a two-storey side extension and a rear extension. The rear extension is partially completed and features a striking atrium-style skylight, creating the framework for a stunning living space once finished. It presents an excellent opportunity for buyers seeking a smaller-scale project with much of the work already underway.

Internally, the property boasts a bright and spacious lounge through dining room, with French doors opening into the extension area, enhancing the natural light and flow of the space. The three bedrooms are generously sized, and the kitchen and family bathroom are well-proportioned, offering scope for modernisation. Additional benefits include a recently fitted boiler providing efficient heating and hot water throughout.

Externally, the home continues to impress with off-road parking, a detached garage with electric door, and a private rear garden ideal for entertaining. The property has also had new soffits, fascias, and guttering installed, offering both improved appearance and long-term durability.

This is a rare opportunity to acquire a characterful home with room to add value, situated in a popular village location close to local amenities, schools, and excellent transport links. Early viewing is recommended to appreciate the full potential.

ENTRANCE HALLWAY

LOUNGE LEADS INTO

DINING ROOM

SUNROOM EXTENSION/REAR EXTENSION ROOM

KITCHEN

FIRST FLOOR HALLWAY

BEDROOM ONE

BEDROOM TWO

BEDROOM THREE

FAMILY BATHROOM

GARAGE

EXTERNALLY

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ADDITIONAL INFORMATION

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

A photograph of the rear garden of the property. It shows a paved area in the foreground, a grassy lawn, and a brick wall. A white door is visible on the right side of the image.

A photograph of the front of the property. It shows a brick house with a bay window and a white door. A paved driveway leads to a garage with a dark blue door. A grassy area is in the foreground.

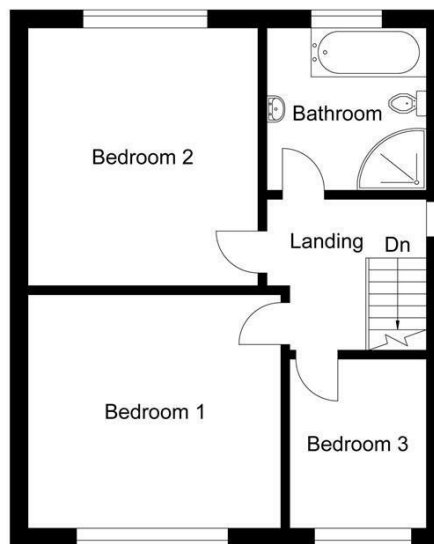


Illustration for identification purposes only, measurements are approximate, not to scale.



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