



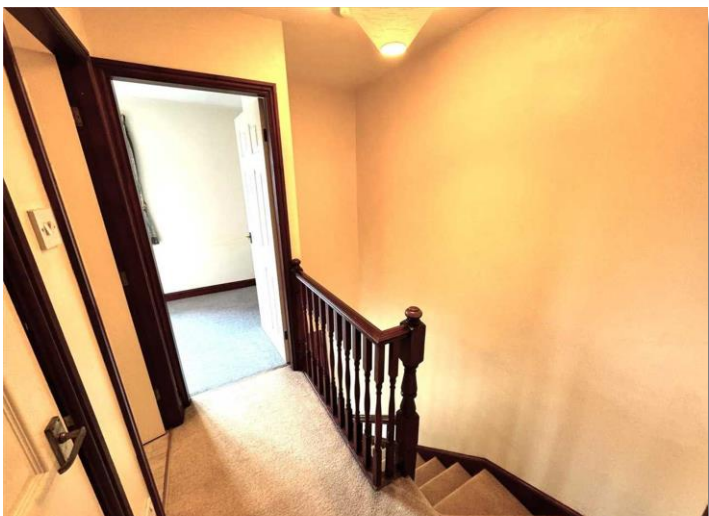
23 Hedgerow Close, Barrow Upon Humber, DN19

New £130,000



- Excellent First Time Buy or Investment
- Dining Kitchen
- Family Bathroom
- Enclosed Rear Garden
- Gas Central Heating
- Desirable Village Location
- Two Double Bedrooms
- Off Road Parking
- Double Glazing

Bell Watson are delighted to offer this highly desirable modern, Keigar built, semi-detached house positioned within a well regarded area. An ideal opportunity for a first time buyer or investor being sensibly priced for an early sale, and offered with no chain. The well proportioned accommodation comprises, spacious front living room leading to a fitted dining kitchen. The first floor provides a central landing leading to 2 double bedrooms and bathroom. The front allows parking with gardens laid to lawn being fully enclosed and private to the rear. Viewing comes highly recommended.



LOCATION

The village of Barrow upon Humber boasts several historic buildings within its Conservation Area together with the picturesque Holy Trinity Church and is located approximately three miles east of Barton on Humber close to the south bank of the Humber. The A15 is located approximately 4 miles distant providing access to the north via the Humber Bridge to East Yorkshire and the City of Hull and to the south via the A18/M180 to Grimsby, Scunthorpe and the national motorway network. Humberside airport is approximately 9 miles away.

LOUNGE 4.38m (14' 4") x 4.19m (13' 9")

Enter the property via the timber front door in a spacious front facing lounge having a timber frame double glazed window, a gas fire with marble effect surround, pendant light and coving to the ceiling, a central heating radiator, carpeted flooring and understairs storage cupboard.

KITCHEN / DINING ROOM 4.40m (14' 5") x 2.59m (8' 6")

A large kitchen provides space for a dining table, a range of wall and base units, worktops with tiled splash backs incorporating a stainless steel sink with chrome mixer tap, an integrated fridge freezer, oven and hob with extractor over. There is an under counter recess and plumbing for a washing machine. Timber double glazed french doors leading to the garden and timber double glazed window to the side aspect, strip light and coving to the ceiling, a central heating radiator and cushion flooring. The Ideal Logic max Combi C30 boiler is located here.

LANDING

Climb the carpeted stairs to the first floor landing with a pendant light and loft access to the ceiling, a large built in airing cupboard and internal doors to the bedrooms and bathroom.

BEDROOM ONE 4.41m (14' 6") x 2.60m (8' 6")

Having a timber double glazed window to the rear elevation, pendant light to ceiling, a central heating radiator and carpeted flooring.

BEDROOM TWO 4.38m (14' 4") x 2.11m (6' 11")

Also double in size having a timber double glazed window to the front elevation, pendant light to ceiling, a central heating radiator and carpeted flooring.

BATHROOM 2.40m (7' 10") x 1.97m (6' 6")

A three piece suite incorporates a bath with mains shower over and tiled surround, a pedestal sink and low flush WC. There is a timber obscure double glazed window to the side elevation, a central heating radiator, light fitting to the ceiling and cushion flooring.

GARDEN

The front garden provides a lawn, mature bushes and parking for two vehicles. A path runs down the side of the property to a fully enclosed rear garden which is mainly laid to lawn with flower borders, a slatted patio area and timber shed.

FIXTURES AND FITTINGS

Integrated appliances, light fittings and floor coverings are all to be included within the sale of the property.

SERVICES (not tested)

Mains gas, electricity, water and drainage are all understood to be connected to the property.

COUNCIL TAX

The Council Tax band for this property is Band A as confirmed by North Lincolnshire Council.

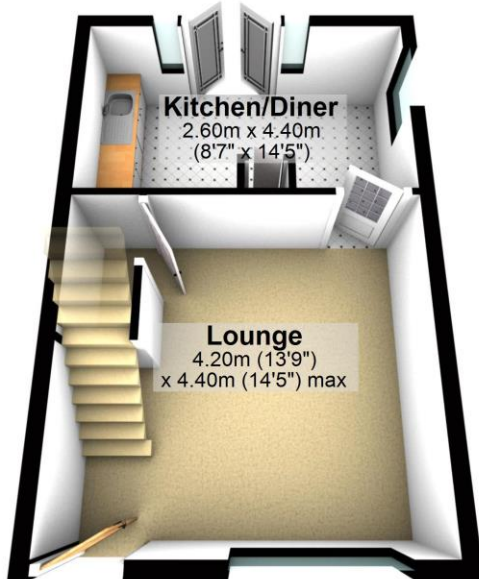
VALUATION

IF YOU ARE THINKING OF SELLING YOUR PROPERTY, OR WOULD LIKE ADVICE ON MARKETING YOUR HOME, PLEASE CALL BELL WATSON 01652 655151 FOR A FREE MARKET OPINION



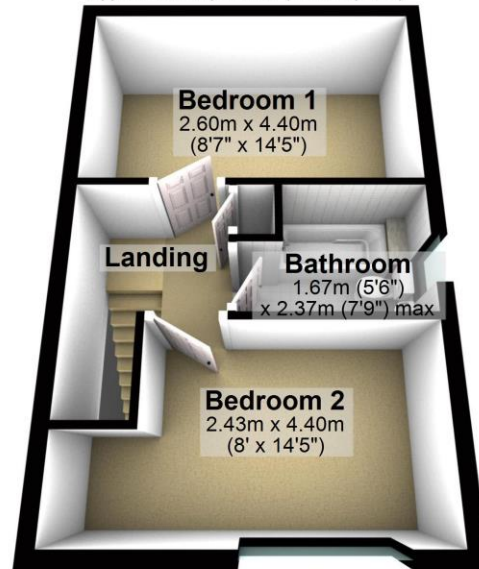
Ground Floor

Approx. 30.3 sq. metres (326.5 sq. feet)



First Floor

Approx. 30.3 sq. metres (326.5 sq. feet)



Total area: approx. 60.7 sq. metres (653.0 sq. feet)

3 Bedroom Semi Detached House
Plan produced using PlanUp.

PROPERTY MISDESCRIPTION

Conditions under which particulars are issued: Bell Watson & Co - for themselves and for their vendors or lessors of this property whose agents they are give notice that i) the particulars are set out as a general outline only for the guidance of the intending purchasers or lessees and do not constitute, or constitute part of an offer or contracts: ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith but without responsibility on the part of the vendor, lessor, Bell Watson & Co or their employees. Any intending purchaser or lessee should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them: iii) no person in the employment of Bell Watson & Co has any authority to make or give representations or warranty whatsoever in relation to the property; iv) all rentals and prices are quoted exclusive of VAT where applicable; v) Bell Watson & Co will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.

These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending purchasers must read on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.

