



7 Cuthbert Avenue, BARNETBY, DN38 6JF

New £170,000



- Extended Three Bed Semi
- New Stylish Bathroom
- Ground Floor W.C
- Good Sized Garden
- Newly Fitted Flooring Throughout
- New Modern Kitchen
- Separate Utility Room
- Off Road Parking
- Excellent First Time Buy and Family Home

Bell watson are proud to market this very well presented renovated, three bedroom semi detached property benefiting from a newly fitted kitchen and bathroom, internal doors and flooring. The property briefly comprises entrance hall, a large extended lounge, kitchen with separate utility area and downstairs W.C The first floor provides three good sized bedrooms and a family bathroom. Outside you will find a gravelled drive providing parking for numerous vehicles and to the rear a good sized enclosed garden.



LOCATION

This well located village has the benefit of a Post Office, doctors surgery, and selection of shops and pubs together with a well regarded primary school. Excellent transport links include a railway station with links to the East Coast Mainline, the M180/A15/A180 interchange is close by and Humberside Airport is approximately 4 miles away with daily international links

ENTERANCE HALL 1.80m (5' 11") x 4.23m (13' 11")

Enter the property via a new UPVC double glazed door into a spacious hall having a pendant light to the ceiling, a uPVC double glazed window to the side aspect, a central heating radiator and wood effect cushion flooring. A carpeted staircase leads to the first floor and newly fitted internal doors gain access to the lounge, kitchen and downstairs W.C. A uPVC door with obscure glazed panels provides access to the side of the property leading to the rear garden.

LOUNGE 5.06m (16' 7") x 4.57m (15' 0")

A great sized front facing reception room is flooded with light via the large uPVC double glazed window. There are two pendant lights to the ceiling, Two central heating radiators and carpeted flooring.

DINING KITCHEN 5.06m (16' 7") x 4.57m (15' 0")

Newly fitted with a range of grey high gloss base units having complimentary light coloured worktops, and a composite one and a half sink with chrome mixer tap sits under a uPVC double glazed window with rear garden outlook. The kitchen provides an integrated electric fan assisted oven and ceramic hob with stainless steel and glass extractor over. There are spotlights to the ceiling, an additional uPVC double glazed window, a central heating radiator and wood effect cushion flooring.

UTILITY ROOM 2.35m (7' 9") x 1.75m (5' 9")

Providing a base unit and worktop to match the kitchen, two white uPVC double glazed windows to side and rear aspects, plumbing for a washing machine, space for dryer and space for fridge/freezer. A pendant light to the ceiling and wood effect cushion flooring.

GROUND FLOOR WC 1.72m (5' 8") x 0.80m (2' 7")

Incorporating a close coupled W.C and wall mounted corner sink with chrome mixer tap and tiled splash back. There is frosted uPVC obscure glazed window to the side aspect, a pendant light to the ceiling.

FIRST FLOOR LANDING

A carpeted landing having a uPVC double glazed window to the side elevation, a pendant light and loft access to the ceiling, a built in storage cupboard and internal doors gaining access to all the bedrooms and bathroom.

BEDROOM ONE 4.39m (14' 5") x 2.86m (9' 5")

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

BEDROOM TWO

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

BEDROOM THREE 3.37m (11' 1") x 1.94m (6' 4")

A good sized third bedroom having a uPVC double glazed window to the rear elevation, a pendant light to the ceiling a central heating radiator and carpeted flooring.

BATHROOM 2.51m (8' 3") x 2.27m (7' 5")

A newly fitted white three piece suite provides a close coupled W.C a pedestal wash basin with chrome mixer tap and bath with mains shower over and tiled surround. There is a light fitting to the ceiling, a chrome central heated towel rail, a uPVC double glazed window to the front elevation and tile effect cushion flooring.

OUTSIDE

The front of the property provides off road parking via the gravelled drive. A path runs along side the property and leads to the fully enclosed rear garden which is mainly laid to lawn with a large timber shed situated at the bottom of the garden and a slabbed patio area off the rear of the house.

FIXTURES AND FITTINGS

All built in appliances, light fittings and floor coverings are 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.



PROPERTY MISDESCRIPTION

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