



Albert Street , Brigg



3



1



2





£195,000



## Key Features

- GENEROUS TRADITIONAL TOWNHOUSE
- CONVENIENT FOR TOWN CENTRE
- PERIOD FEATURES
- CAST IRON STOVE
- ENCLOSED COURTYARD TO REAR
- EXCELLENT FAMILY HOME
- EPC RATING C
- FREEHOLD





Situated in a popular residential area close to the centre of Brigg this traditional townhouse offers generous 3 bedroom family accommodation,. In addition to the 2 reception rooms - one with stove - the ground floor includes a kitchen and utility. A generous bathroom with both bath and shower serves the 3 bedrooms. The property is completed by a secure rear courtyard which includes 2 small stores.

An excellent first family home.

#### RECEPTION HALL

A wood and decoratively glazed door with fanlight over opens to the Hall which includes a geometrically quarry tiled floor, cornice, dado rail, radiator and stair with spindle balustrade rail and cupboard under.

#### LOUNGE 3.96m x 3.97m (13'0" x 13'0")

A well lit forward facing room with Pvcu double glazed splay bay window, ceiling rose, cornice, picture rail, radiator and decorative fire surround with brick lined fireplace with inset cast iron stove.

#### DINING ROOM 2.65m x 3.69m (8'8" x 12'1")

Linking to the enclosed rear courtyard via Pvcu double glazed French doors this multi use room includes exposed floor boards, picture rail, radiator and brick lined fire recess with tiled hearth.

#### KITCHEN 2.89m x 3.37m (9'6" x 11'1")

Appointed with a range of white fronted units with contrasting granite effect work tops to include and inset 1 1/2 bowl stainless steel sink unit, plumbing for a dishwasher, 6 base units together with an additional 3 units at eye level, tiled recess housing the electric range oven, additional built in pantry cupboard, tiled to 3/4 height, radiator, stable side door, Pvcu double glazed window and tiled floor.



#### UTILITY 1.49m x 1.83m (4'11" x 6'0")

A practical space with window, tiled floor, spotlight, plumbing for an automatic washing machine and space for an upright fridge/freezer.

#### LANDING 1.81m x 4.78m (5'11" x 15'8")

With spindle gallery rail, dado rail and ladder access to the partly boarded and lit roof space.

#### BEDROOM 1 3.69m x 3.97m (12'1" x 13'0")

A generous forward facing double room with Pvcu double glazed window and radiator.

#### BEDROOM 2 3.66m x 3.71m (12'0" x 12'2")

A further double room with Pvcu double glazed window to the rear, cast iron fireplace and radiator.

#### BEDROOM 3 1.82m x 2.83m (6'0" x 9'4")

A forward facing room currently used as a dressing room with a range of open fronted hanging cupboards and shelves to one wall. radiator and Pvcu double glazed window.

#### BATHROOM 2.28m x 3.30m (7'6" x 10'10")

Appointed with a traditional suite in white to include bath with mahogany style panel, recessed tiled and glazed shower enclosure with electric shower, close coupled wc, pedestal wash hand basin, radiator, extractor fan, tiled to picture rail height, fitted large Linen cupboard housing the gas fired combination boiler and Pvcu double glazed window.

#### OUTSIDE

The property is fronted by a neat hedge beyond which there is a flagged buffer garden and a decoratively tiled path leads to the entrance. Immediately to the rear of the property there is an enclosed block paved courtyard with 2 brick built Stores. A high gate ensures privacy and security





### TENURE

We have been informed by the Vendors that the property is Freehold. Please confirm this via your Legal Representatives prior to commitment to purchase.

### COUNCIL TAX

We understand that the latest Council Tax banding indicates that the property is a BAND A. We advise prospective purchasers to confirm this banding via the relevant local authority prior to legal completion.

### FLOOR PLANS

The floor plans included are for identification purposes only and, as representations, are not to scale. The prospective purchaser should confirm the the property suitability prior to offer.

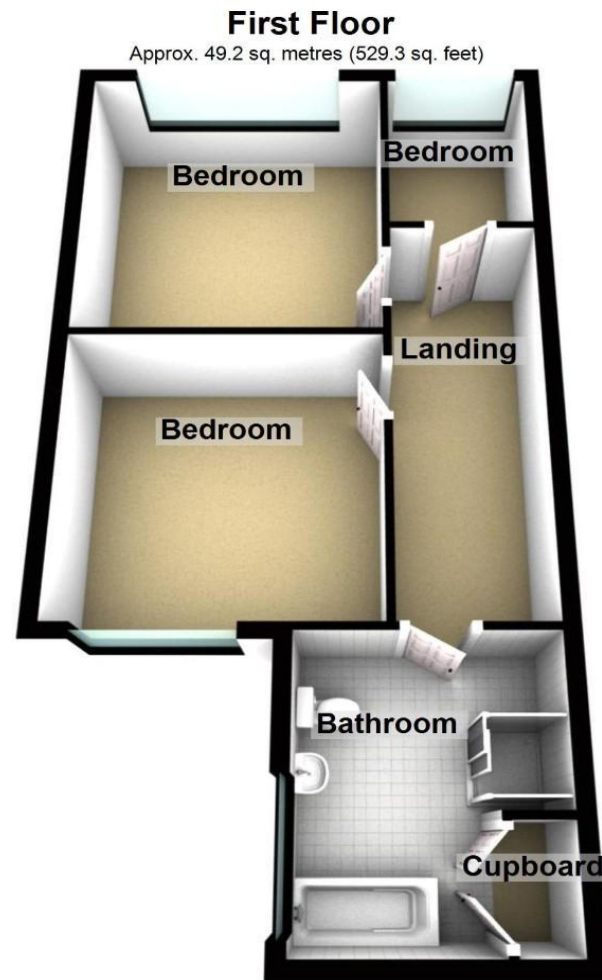
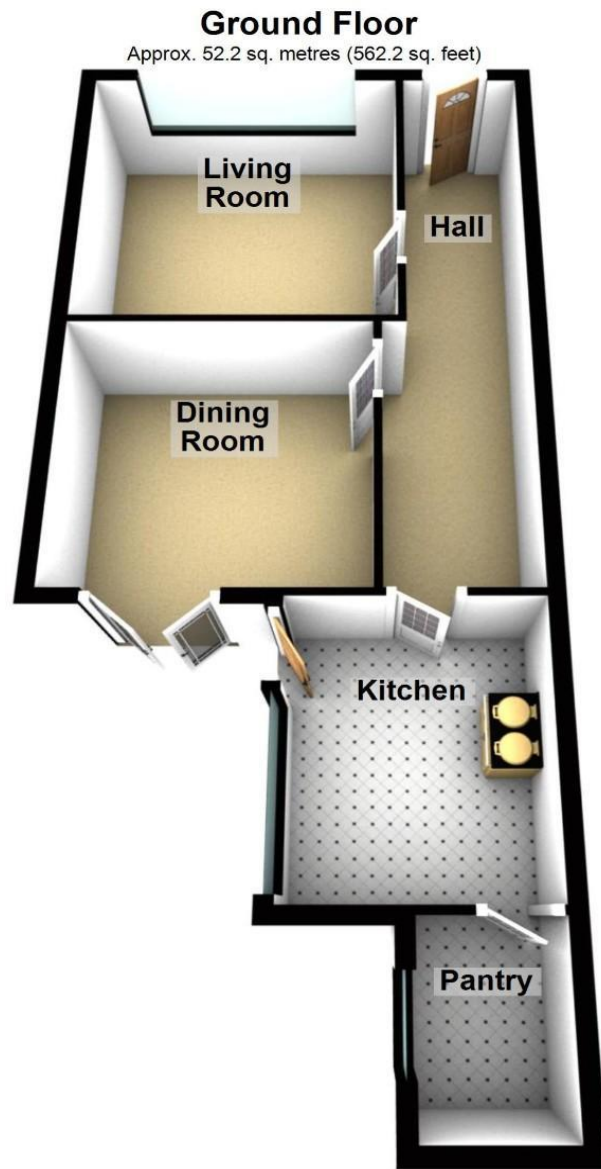
### ANTI MONEY LAUNDERING AND REFERRALS

Intending purchasers will be asked to produce identification documentation at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. We can refer you on to Mortgage Advice Bureau for help with finance. We may receive a fee of £200, if you take out a mortgage through them. If you require a solicitor to handle your purchase we can refer you on to our in house solicitors. We may receive a fee of upto £200 if you use their services.









Total area: approx. 101.4 sq. metres (1091.5 sq. feet)

