



Almond Grove, Brigg

 3  1  2

£165,000



Key Features

- NO UPWARD CHAIN
- CLOSE TO TOWN CENTRE
- EXTENDED TO REAR
- 21' LOUNGE
- 5 CAR PARKING
- GARAGE
- EPC RATING D
- FREEHOLD





NO UPWARD CHAIN.

Situated close to Brigg town centre this extended semi detached house offers 3 double bedrooms together with a single garage and 5 car driveway parking. The home includes a generous lounge with cast iron stove, dining area, Kitchen and first floor shower room. A good first home of exceptional potential.

ENTRANCE

A Pvcu door opens to the reception lobby with telephone point, radiator and stair to the first floor.

LOUNGE 3.64m x 6.58m (11'11" x 21'7")

(MAX MEASUREMENTS) A forward facing room focused on the reconstituted stone fireplace and side plinth with briquette lined chimney breast and inset cast iron stove. The room includes 2 radiators and access to the under stair store cupboard. An arch opens to

DINING ROOM 2.17m x 3.49m (7'1" x 11'6")

A rear facing room with aluminium framed patio door, radiator and coving.

CLOAKROOM

Comprising of a suite in white to include a low flush wc, pedestal wash hand basin, radiator, Pvcu window and tiling to full height.

KITCHEN 2.65m x 3.35m (8'8" x 11'0")

Appointed with a range of high and low white gloss finished units with contrasting work tops to include a stainless steel sink unit with cupboards under, plumbing for an automatic washing machine, spaces for both an under the counter refrigerator and freezer, 3 base units together with 6 units at eye level, inset 6 burner gas range with chimney extractor canopy over, radiator, wall mounted gas fired boiler and rear personnel door.

LANDING

A half landing with Pvcu double glazed window leads to the main landing with access to the roof space.



BEDROOM 1 2.97m x 3.17m (9'8" x 10'5")

(MAX MEASUREMENTS) A forward facing double room with Pvcu window and radiator.

BEDROOM 2 2.43m x 4.92m (8'0" x 16'1")

(MAX MEASUREMENTS) A rear facing double room with Pvcu window, radiator and linen cupboard.

BEDROOM 3 2.67m x 3.97m (8'10" x 13'0")

The final, rear facing double room with radiator and Pvcu window.

SHOWER ROOM 1.75m x 2.29m (5'8" x 7'6")

(MAX MEASUREMENTS) Appointed with a suite in white to include a close coupled wc, vanity basin, panelled and glazed quadrant shower enclosure with electric shower, radiator, bulkhead cupboard and Pvcu window.

OUTSIDE

The property is fronted by a low brick wall beyond which there is a small lawn and a 5 car concrete side drive leads to the detached single garage. The rear of the property includes a raised flagged and walled patio with the remainder being hard landscaped.

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.

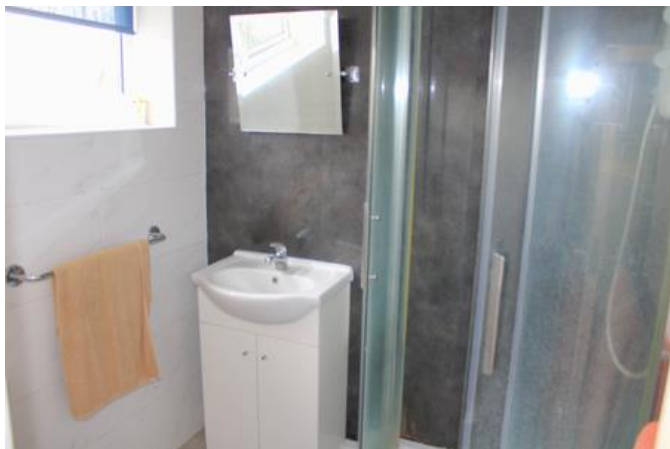
FLOOR PLANS

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.

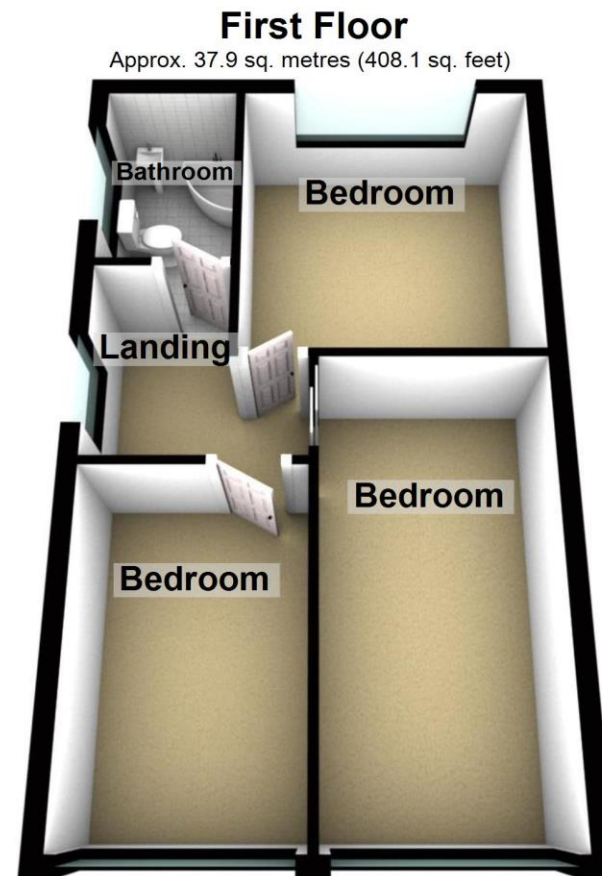
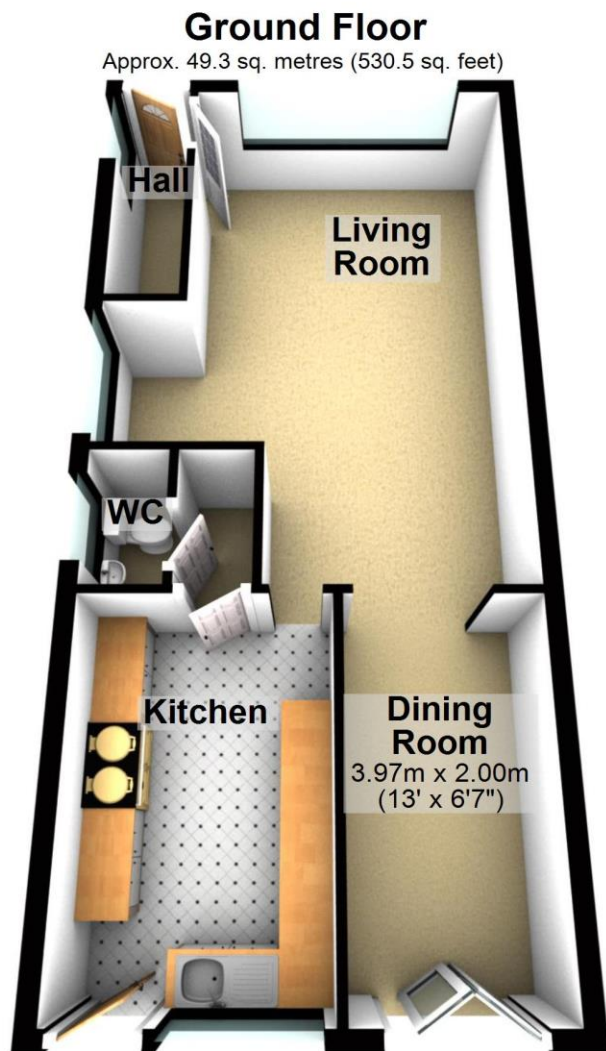


ANTI MONEY LAUNDERING AND REFERRALS

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. 87.2 sq. metres (938.6 sq. feet)

Address: 28 Almond Grove, BRIGG, DN20 8AW
RRN:

