



Atkinson Avenue , Brigg



3



1



2

£165,000



Key Features

- NO UPWARD CHAIN
- TRADITIONAL FAMILY HOME
- SECURE REAR GARDENS
- 2 CAR RECEPTION PARKING
- UTILITY
- COUNCIL TAX BAND A
- EPC RATING C
- FREEHOLD





NO ONWARD CHAIN.

Situated in an established residential area this 3 bedroom semi detached house offers traditional family accommodation within secure gardens with 2 car reception parking. The home includes 2 reception rooms together with a kitchen with separate utility and ground floor cloakroom. A first floor bathroom serves the bedrooms. There are easy maintained rear gardens which are afforded a degree of security by high panel fencing and the home overlooks the recreation ground to the front.

Entrance

A PVCU door with matching side window opens to the hall, with laminated flooring, radiator, and stairs, first floor with cupboard under.

Round 4.31m x 3.04m (14'1" x 10'0")

A forward facing room and with PVCU double glazed window, radiator, coving and painted timber fire surround with marble back and heart and insert effect gas fire.

Kitchen 2.96m x 3.41m (9'8" x 11'2")

Appointed with a range of painted units with contrasting granite style worktops to include an inset stainless steel sink unit with cupboards under, inset 4 burner stainless steel gas hob with extractor over, built-in oven and grill, additional units at eye level, laminated flooring, part tiled walls, wall mounted gas fired heating boiler and 2 PVCU double glazed windows to the rear.

Dining room 3.07m x 3.18m (10'1" x 10'5")

A multi use rear facing room with radiator, coving and laminated flooring.

Side entrance

PVCU double glazed doors to the front and rear aspect, tiled floor

Utility 3.14m x 1.84m (10'4" x 6'0")

With an additional range of high and low units, with plumbing for an automatic washing machine, venting for a tumble dryer, PVCU double glazed window and tiled floor.

Cloakroom

With close couple WC, part tiled walls, window and tiled floor.

Landing

Spindle gallery rail, coving, PVCU double glazed window and access to the roof space.

Bedroom one 4.38m x 2.58m (14'5" x 8'6")

(Maximum measurements). A generous rear facing double room with PVCU double glazed window, radiator, fitted wardrobe with sliding doors and additional cupboard.

Bedroom two 4.38m x 3.06m (14'5" x 10'0")

A further forward facing double room with PVCU double glazed window and radiator.

Bedroom three 3.15m x 2.13m (10'4" x 7'0")

(Maximum measurements) A forward facing room with PVCU double glazed window, radiator, and bulkhead cupboard.

Bathroom 2.36m x 1.45m (7'8" x 4'10")

Appointed with a suite in white to include a close couple WC, circular wash hand basin on round, stand, panelled bath with electric shower over, tiled splash in shower areas, vertical radiator and PVCU double glazed window.

Outside

The property is screened to the front by clipped hedging beyond which there is a neat lawn with central ornamental pond, and fruit trees. Twin wrought iron gates allow off-road parking for two cars and there are two large shale topped beds. A gate opens to the wedge shaped, enclosed rear which is laid to gravel with inset flagged seating areas. A timber shed completes the home.



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

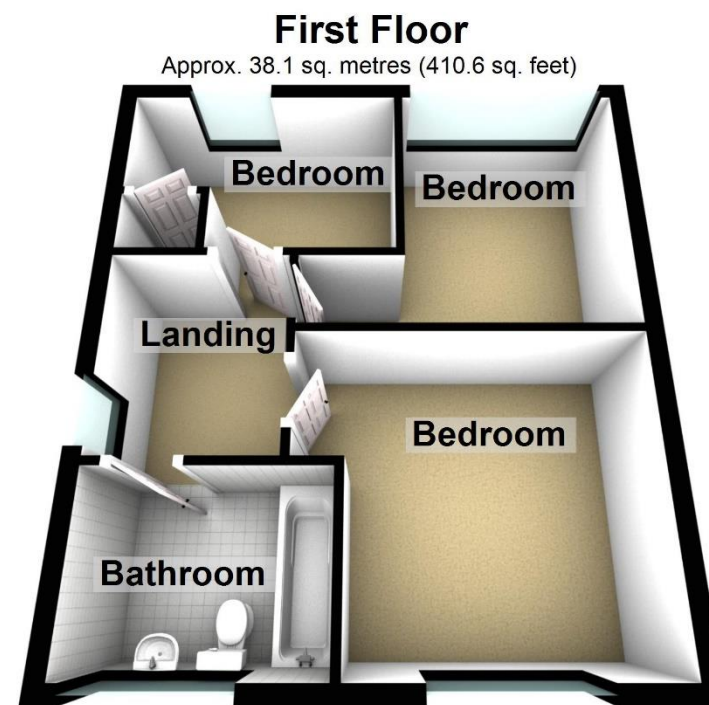
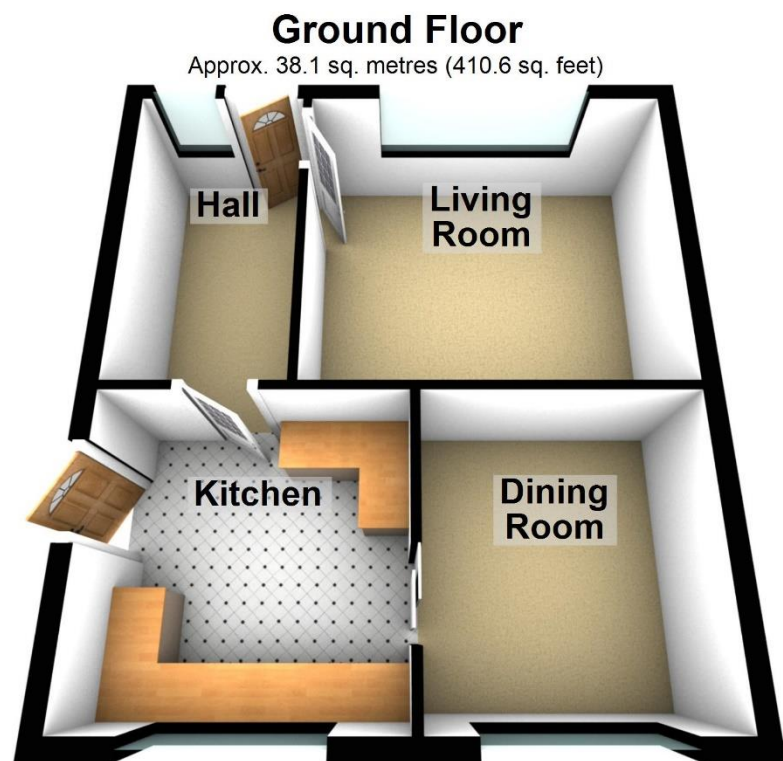
The floor plans included are for identification purposes only and, as representations, are not to scale. The prospective purchaser should confirm the the property suitability prior to offer.

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. 76.3 sq. metres (821.2 sq. feet)

