



61 CHURCHILL AVENUE

BRIGG, DN20 8DY

£135,000
FREEHOLD

Offered with no onward chain, this attractive two-bedroom mid-terraced home in Brigg features a welcoming lounge, newly fitted kitchen/diner and useful utility/conservatory. An enclosed, low-maintenance rear garden and single garage complete this appealing first-time buy or downsizing opportunity.



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Description

TWO BEDROOM MID TERRACE | NEWLY FITTED KITCHEN | UTILITY / CONSERVATORY | LOW MAINTENANCE REAR GARDEN | SINGLE GARAGE | POPULAR BRIGG LOCATION | IDEAL FIRST TIME BUY | NO ONWARD CHAIN

Situated on Churchill Avenue in the popular market town of Brigg, this attractive two-bedroom mid-terraced home offers well-presented accommodation, complemented by a newly fitted kitchen and the addition of a useful utility/conservatory. Offered for sale with no onward chain, and benefiting from an enclosed, low-maintenance rear garden and a single garage, this is an appealing opportunity for first-time buyers, downsizers or those seeking an investment property.

The property is approached via a pathway through the lawned front garden, with an entrance porch providing a useful space before stepping into the lounge. This welcoming reception room features a front-facing window, wood-effect flooring and a contrasting feature wall, creating a comfortable setting for relaxing. Stairs lead to the first-floor accommodation, while a door opens through to the kitchen/diner.

The newly fitted kitchen provides a stylish focal point, featuring contemporary grey high-gloss wall and base units, complementary worktops and contrasting green metro-style splashback tiling. An inset sink, built-in oven, microwave and hob with extractor above complete the space, while wood-effect flooring adds warmth to the finish. There is room for a dining table, making this a practical space for everyday meals, with an understairs cupboard offering additional storage.

An excellent addition to the accommodation is the utility/conservatory, which provides further worktop

and cupboard space alongside an area for laundry appliances. Windows overlook the rear garden, bringing plenty of natural light into the room, and a door gives direct access outside.

Upstairs, the landing leads to two bedrooms and the bathroom. The main bedroom is a generously proportioned double with a front-facing window, a feature wall and a built-in storage cupboard. The second bedroom overlooks the rear garden and would also make a useful home office or dressing room, depending on your requirements. The bathroom is fitted with a white suite comprising a bath with shower over, wash basin and WC, complimented by easy-care and tiled wall finishes and a heated towel rail.

Outside, the enclosed rear garden is predominantly paved, providing a low-maintenance space for outdoor seating and summer dining. Fenced boundaries surround the garden, with a useful timber shed providing additional storage. A single garage to the rear is a further advantage.

Brigg offers a wide selection of independent shops, cafés, pubs and restaurants, together with supermarkets, schools and everyday amenities. Road links to Scunthorpe and the M180 make the town a convenient base for those travelling further afield.

Offered with no onward chain, viewing is highly recommended to appreciate the updated accommodation and practical outside space this home has to offer.

Lounge

Kitchen Diner

Utility Conservatory

Bedroom One



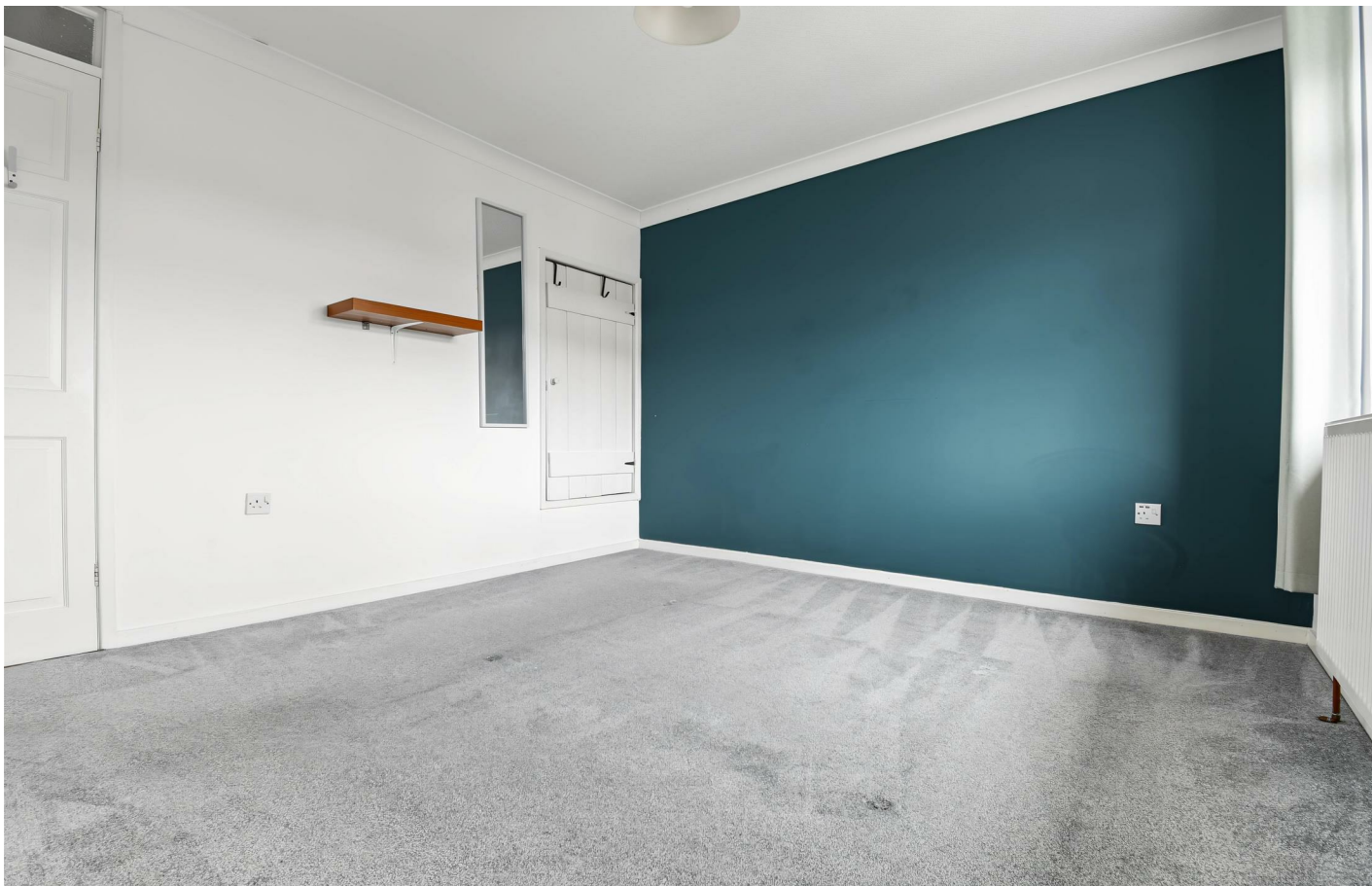
Bedroom Two

Bathroom

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ADDITIONAL INFORMATION

Local Authority –

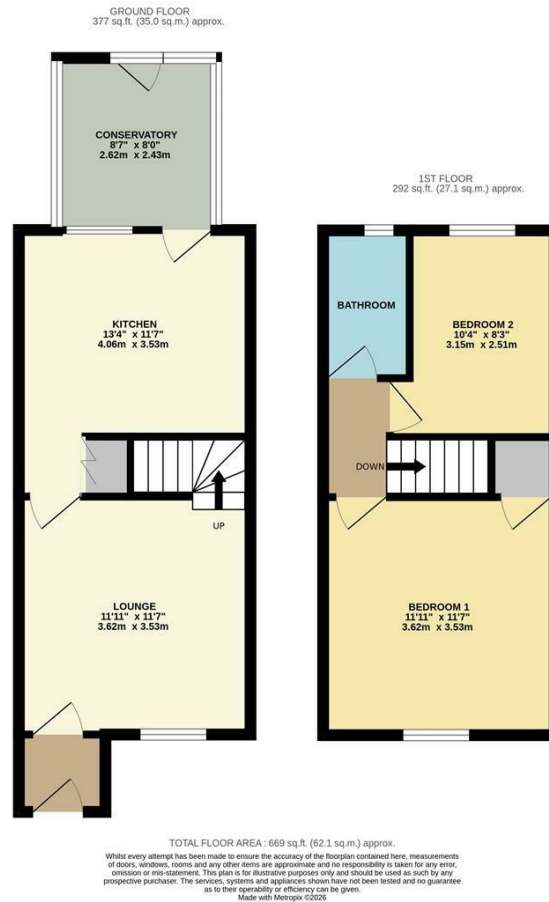
Council Tax – Band A

Viewings – By Appointment Only

Floor Area – 592.02 sq ft

Tenure – Freehold





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D	71	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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