



14 Sunningdale Avenue, Brigg

£165,000 Freehold

A TRADITIONAL SEMI-DETACHED HOUSE · NO UPWARD CHAIN · HIGHLY SOUGHT AFTER RESIDENTIAL AREA ·
2 RECEPTION ROOMS · 3 BEDROOMS · MAIN BATHROOM & GROUND FLOOR SHOWER ROOM · PRIVATE
GARDENS · EXCELLENT SCOPE FOR MODERNISATION OR EXTENSION (stc) · NOT TO BE MISSED

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E

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Reception Hallway

5' 11" x 13' 10" (1.80m x 4.22m)

Front uPVC double glazed entrance door with patterned glazing, side uPVC double glazed window and staircase leading to the first floor accommodation.

Front Living Room

15' 6" x 11' 5" (4.73m x 3.48m)

With three front facing uPVC double glazed windows, open fronted gas fire with original tiled fireplace and wall to ceiling coving.

Sitting/Dining Room

15' 0" x 10' 0" (4.57m x 3.04m)

Three rear uPVC double glazed windows, open fronted gas fire with adjoining storage cupboard and doors through to;

Kitchen

6' 5" x 13' 3" (1.95m x 4.05m)

Rear uPVC double glazed window, range of modern handleless fitted kitchen furniture with a patterned worktop that incorporates a sink unit, space for a gas cooker, wall mounted Ideal Classic gas fired central heating boiler and tiled effect cushioned flooring.

Side Entrance

5' 11" x 4' 5" (1.80m x 1.35m)

Side uPVC double glazed window with patterned glazing with adjoining side light.





Cloakroom

Front single glazed window with patterned glazing and a low flush WC.

Ground Floor Shower

Has an electric wall mounted shower, tiled flooring and part tiling to walls.

Landing

6' 3" x 8' 7" (1.90m x 2.62m)

Side uPVC double glazed window, loft access and doors to;

Rear Master Bedroom 1

13' 2" x 11' 2" (4.02m x 3.40m)

Three rear uPVC double glazed windows, built-in wardrobe with hanging rail and picture railing.

Front Double Bedroom 2

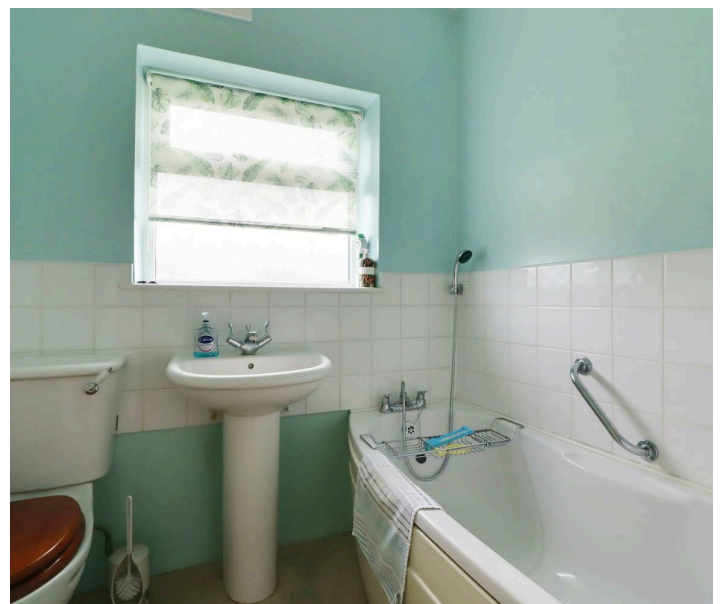
11' 3" x 10' 4" (3.43m x 3.15m)

Three front facing uPVC double glazed windows and fitted wardrobes.

Front Bedroom 3

10' 5" x 7' 2" (3.17m x 2.19m)

Front uPVC double glazed windows and over the stairs built-in wardrobe.





Bathroom

6' 5" x 5' 6" (1.95m x 1.67m)

Rear uPVC double glazed window with patterned glazing providing a three piece suite comprising a pedestal wash hand basin, panelled bath with tiled surround, cushioned flooring and a built-in airing cupboard with cylinder tank and shelving.

Grounds

To the front there is a lawned garden with shrub borders and hedged boundaries providing screening and privacy from the road. A flagged driveway provides extensive parking for a good number of vehicles which continues down the side of the property and to the rear where there is a concrete base for a garage if required. The rear garden enjoys excellent privacy being principally lawned with central flagged pathway and surrounding borders.

Outbuildings

The property has an external workshop.

Double Glazing

uPVC double glazed windows and doors.

Central Heating

Gas fired central heating system to radiators.



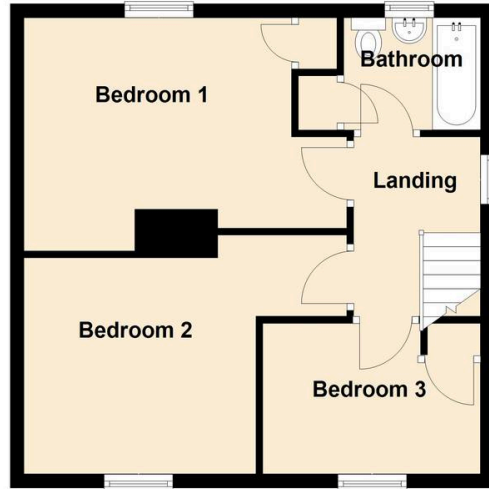
Ground Floor

Approx. 59.7 sq. metres (643.1 sq. feet)



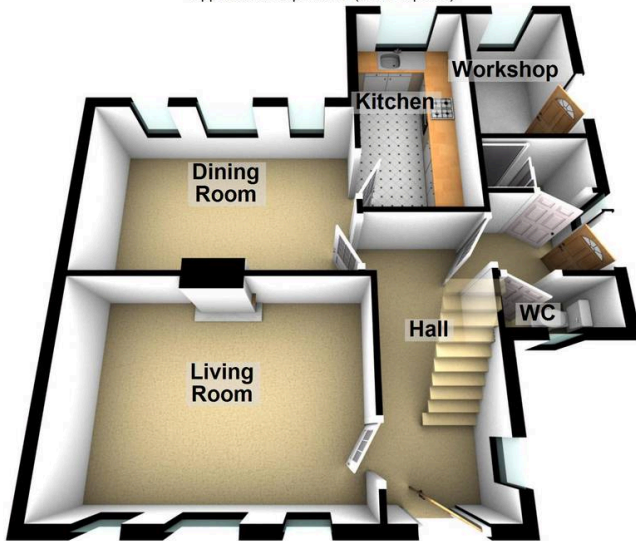
First Floor

Approx. 44.0 sq. metres (473.3 sq. feet)



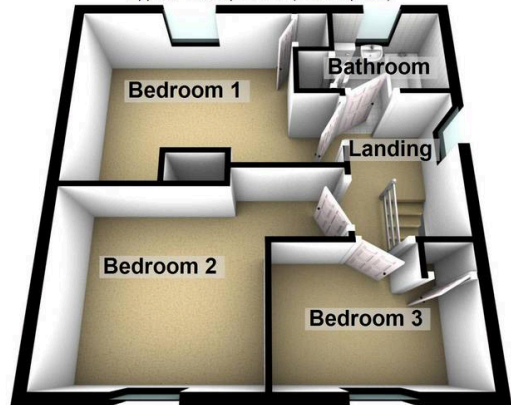
Ground Floor

Approx. 59.7 sq. metres (643.1 sq. feet)



First Floor

Approx. 44.0 sq. metres (473.3 sq. feet)



Total area: approx. 103.7 sq. metres (1116.4 sq. feet)

You can include any text here. The text can be modified upon generating your brochure