



Garden Street, Brigg, DN20 8HE

**£120,000**



- Refurbished Townhouse
- Three Generous Bedrooms
- Modern Fitted Kitchen
- Generous Open Plan Lounge/Dining Area
- Ground Floor Three-Piece Family Bathroom
- Walking Distance to Brigg Town Centre Amenities
- Ideal Purchase for Investors/First Time Buyers
- Vacant Possession



REDUCED FOR QUICK SALE!!

\*\*\*ARE YOU LOOKING FOR AN EXTENSIVELY REFURBISHED PROPERTY THAT IS IN TURNKEY CONDITION AND BENEFITS FROM A PRIME TOWN CENTRE LOCATION?\*\*\*

Bell Watson is pleased to present this traditional terraced home that has been comprehensively refurbished to an exceptional standard, seamlessly blending period charm with modern living that is situated in the heart of the highly desirable market town of Brigg.





The well-appointed accommodation briefly comprises an inviting front living room, which flows effortlessly into a central dining area, creating an ideal space for both everyday living and entertaining. This leads through to a stylish, contemporary fitted kitchen, complemented by a rear entrance lobby and a spacious, modern ground floor bathroom finished to a high specification. To the first floor, the property offers three well-proportioned bedrooms, each providing comfortable and versatile living space. Externally, the property benefits from a low-maintenance rear area with dedicated hard standing for bin storage with shared access.

#### REAR ENTRANCE HALLWAY

Enter the property via the rear entrance porch that benefits from laminate flooring and allows access into the kitchen and bathroom.

#### KITCHEN 2.83 M X 3.10 M

Featuring a side-facing uPVC double glazed window, the kitchen is fitted with a contemporary range of wooden beech fronted units with brushed aluminium handles, complemented by patterned worktops and subway tiled splashbacks. The space includes a one-and-a-half bowl stainless steel sink with drainer and a mixer tap, a built-in stainless-steel four-ring gas hob with oven beneath, and an overhead canopy extractor. Laminate flooring flows throughout, with provision for appliances and plumbing. A wall-mounted Ideal gas-fired central heating boiler completes the room.

#### LOUNGE 3.65 M X 3.15 M

A stylish composite entrance door with decorative leaded uPVC double glazing opens into the property, complemented by an elegant front-facing vertical sliding sash-style uPVC double glazed window. The space is finished with contemporary laminate flooring and features open-plan access leading seamlessly through to dining area.

#### DINING ROOM 3.16 M X 3.70 M

Featuring a staircase rising to the first-floor accommodation with a useful under-stairs storage cupboard, the space continues with the same stylish laminate flooring and provides access through to the kitchen.

#### GROUND FLOOR BATHROOM 2.87 M X 2.06 M

The partially tiled bathroom is fitted with a modern white three-piece suite comprising a low-level WC, a pedestal wash hand basin and a bath that features a mixer tap and an electric shower above. A uPVC double-glazed window provides natural light, and benefits from a radiator, and is finished with vinyl flooring.

#### LANDING

The landing allows access into the three bedrooms and loft access.

#### BEDROOM ONE 3.68 M X 3.20 M

Located to the rear of the property, having a uPVC double glazed window, a pendant light fitting to the ceiling, a central heating radiator and carpeted flooring.

#### BEDROOM TWO 2.77 M X 3.23 M

Bedroom two features a uPVC double-glazed sash window to the front aspect and benefits from a ceiling pendant light fitting, a central heating radiator and carpeted flooring.

#### BEDROOM THREE 2.30 M X 3.20 M

Featuring a uPVC double-glazed sash window to the front elevation, the room is complemented by a ceiling light fitting, a central heating radiator and carpeted flooring.

#### OUTSIDE

The property benefits from a shared passageway, which is used in conjunction with two neighbouring homes, offering practical and secure access to the side entrance door. Within this passageway, there is a shallow bin store, providing a convenient and discreet location for waste and recycling storage.

#### FIXTURES & FITTINGS

All built-in appliances, light fittings and fixed floor coverings are to be included within the sale of the property.

#### SERVICES (NOT TESTED)

Mains electricity and gas, water and drainage are all understood to be connected to the property.

#### COUNCIL TAX

The Council Tax Band for this property is Band A as confirmed by North Lincolnshire Council.







#### PROPERTY MISDESCRIPTION

Conditions under which particulars are issued: Bell Watson & Co - for themselves and for their vendors or lessors of this property whose agents they are give notice that i) the particulars are set out as a general outline only for the guidance of the intending purchasers or lessees and do not constitute, or constitute part of an offer or contracts: ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith but without responsibility on the part of the vendor, lessor, Bell Watson & Co or their employees. Any intending purchaser or lessee should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them: iii) no person in the employment of Bell Watson & Co has any authority to make or give representations or warranty whatsoever in relation to the property; iv) all rentals and prices are quoted exclusive of VAT where applicable; v) Bell Watson & Co will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.



These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.

Bell Watson & Co Limited. Registered Office: 66 Wrawby Street DN20 8JE  
Registered in England and Wales Number 06966294. Regulated by RICS