



8 MOUNT AVENUE

BARTON-UPON-HUMBER, DN18 5DW

£190,000
FREEHOLD

A well-presented three bedroom family home situated in a quiet cul-de-sac, benefiting from off-road parking for two vehicles and generous front and rear gardens. The property offers a breakfast kitchen with doors opening onto the rear garden, a separate utility room with downstairs W.C., a spacious rear-facing master bedroom and a modern family bathroom. Ideal for families seeking a peaceful location with practical living space.



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DESCRIPTION

A well-presented three bedroom family home located in a quiet cul-de-sac, offering well-proportioned accommodation and generous outdoor space. The property benefits from off-road parking for two vehicles and good sized front and rear gardens, with the rear garden being particularly spacious and featuring a useful outbuilding ideal for storage.

Internally, the accommodation includes a breakfast kitchen with doors opening directly onto the rear garden, a separate utility room and a convenient downstairs W.C. Upstairs, there are three bedrooms, including a spacious rear-facing master bedroom, along with a modern family bathroom. This property would make an ideal home for families or those seeking a peaceful residential location with practical living space.

ENTRANCE HALLWAY

LOUNGE

BREAKFAST KITCHEN

UTILITY

W.C

FIRST FLOOR HALLWAY

BEDROOM ONE

BEDROOM TWO

BEDROOM THREE

FAMILY BATHROOM

GARDENS AND DRIVEWAY

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ADDITIONAL INFORMATION

Local Authority –

Council Tax – Band A

Viewings – By Appointment Only

Floor Area – 1119.46 sq ft

Tenure – Freehold





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(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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