



28 Far Ings Road, Barton-Upon-Humber

£90,000 Freehold

3 BEDROOMS • OPEN PLAN LOUNGE DINING ROOM • NO UPWARD CHAIN • LARGE REAR GARDEN •
TRADITIONAL MID-TERRACE HOUSE • WET ROOM & WC • VIEW VIA OUR BARTON OFFICE • MODERN METHOD
OF AUCTION • GALLEY STYLE KITCHEN



paul fox
the family estate agents

**** NO UPWARD CHAIN ** FOR SALE VIA THE MODERN METHOD OF AUCTION ** IDEAL INVESTOR BUY ****

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

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Front Entrance Hallway

Includes a front uPVC double glazed entrance door with decorative glazing, traditional single flight staircase leads to the first floor accommodation and internal hardwood glazed door allows access through to;

Front Lounge

10' 2" x 12' 0" (3.10m x 3.66m)

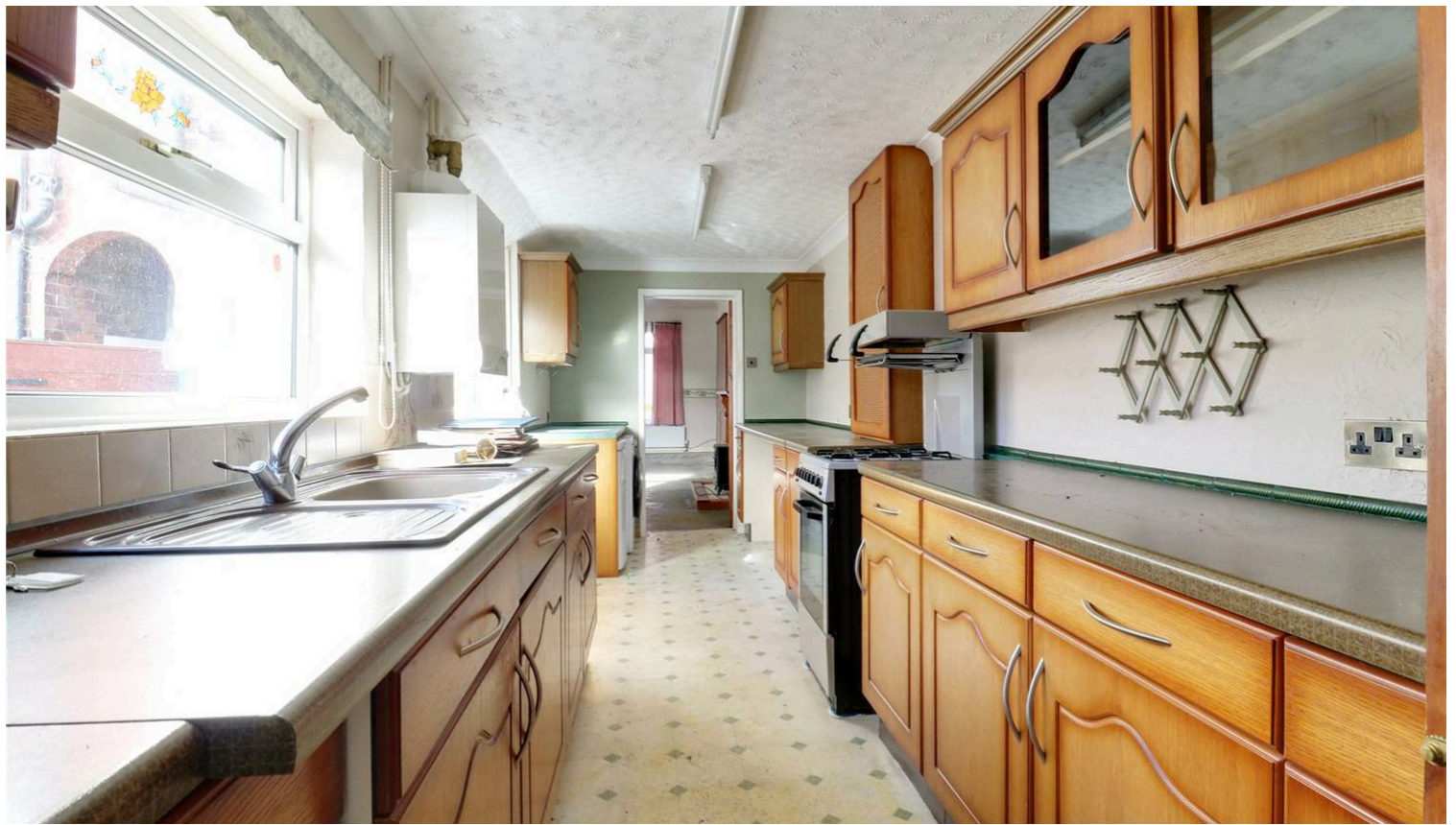
With a front uPVC double glazed window, two single wall lights, picture railing, wall to ceiling coving and an opening which leads through to;

Central Dining Room

13' 1" x 12' 0" (4.00m x 3.65m)

With a rear uPVC double glazed window, wall to ceiling coving, a feature fireplace with marble effect hearth and backing with decorative surround wood style and mantel, a sliding door leads through to an understairs storage cupboard and a hardwood glazed door allows access through to;





Galley Style Kitchen

6' 11" x 19' 3" (2.12m x 5.88m)

With a side bay window and a side uPVC double glazed window. The kitchen includes a range of mahogany style low level units, drawer units and wall unit with working top surfaces and brushed aluminium rounded pull handles with a single stainless steel sink unit with block mixer tap and drainer to the side space for a freestanding cooker, plumbing for a washing machine, space for an undercounter fridge, vinyl flooring, wall to ceiling coving, wall mounted gas boiler, loft access and a rear hardwood glazed door allows access to;

Rear Entrance

Has a side uPVC double glazed door with frosted glazing, a built-in airing cupboard which houses a cylinder tank and a door allows access to;

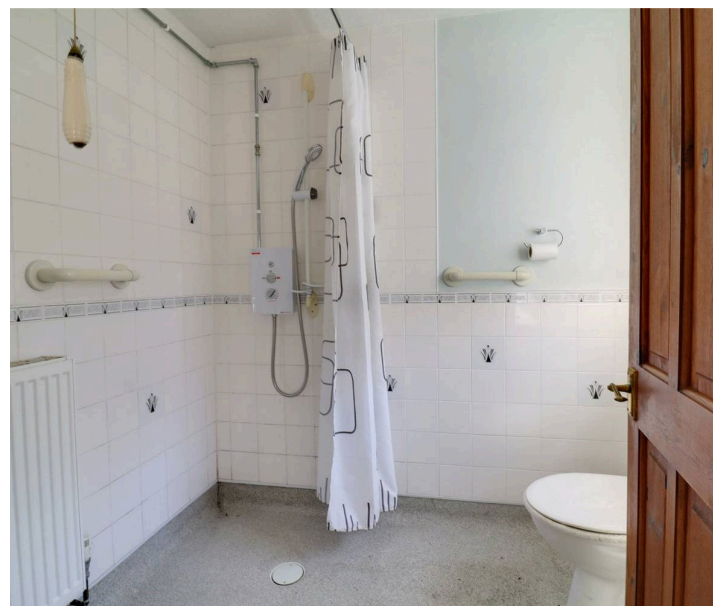
Ground Floor Wet Room

7' 0" x 5' 7" (2.14m x 1.70m)

With a side uPVC double glazed window with frosted glazing providing a a three piece suite comprising a low flush WC, pedestal wash hand basin and a shower enclosure with overhead electric shower, cushioned flooring and fully tiled walls.

First Floor Landing

Includes a rear uPVC double glazed window and doors leading off to;





Cloakroom

Has a rear uPVC double glazed window, low flush WC and an oval wash hand basin with storage units beneath.

Master Bedroom 1

12' 2" x 10' 2" (3.70m x 3.10m)

With a front uPVC double glazed window.

Rear Double Bedroom 2

12' 0" x 10' 2" (3.65m x 3.10m)

Has a rear uPVC double glazed window and a bank of fitted wardrobes.

Front Bedroom 3

7' 3" x 12' 2" (2.20m x 3.70m)

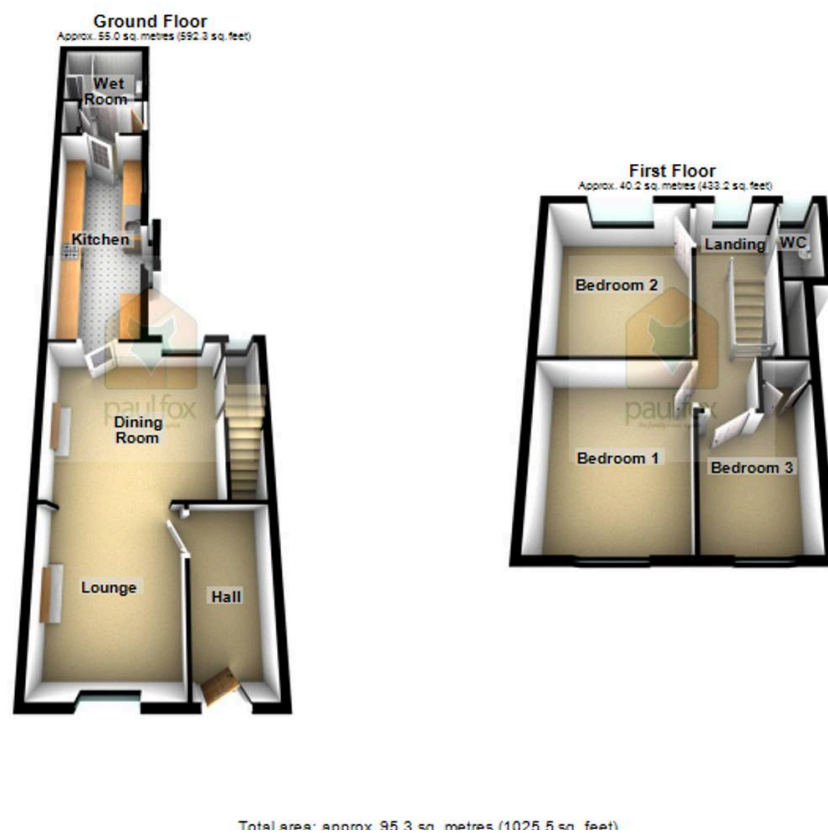
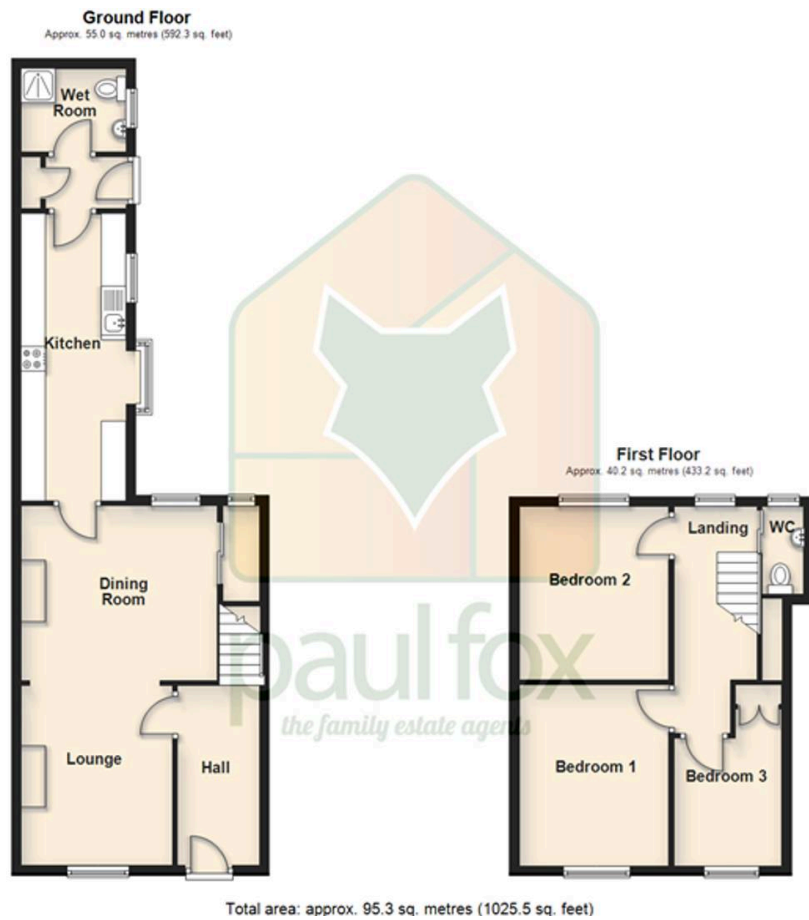
With a front uPVC double glazed window and a bank of fitted wardrobes.



Grounds

To the rear of the property provides a generous mature lawned garden with block paved a hard standing patio area, the garden includes a range of outbuildings which consists of a aluminium framed, a timber storage shed and an adjoining brick built garden room which is adjoining to the wet room and a brick built outbuilding which can be utilised for multiple uses.





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