



58 Brooklands Avenue, Brigg, DN20 0DS

£185,000

Superb value extended semi detached house in a quiet cul de sac in Broughton. Excellent first time buy or family home with the extension creating a generous family bathroom to go with the three well proportioned bedrooms. Presented with neutral decor and available with no chain for an easier purchase.

Downstairs you have a hall, lounge, excellent size dining room and a kitchen on the back leading to the garden. Upstairs we have three bedrooms with the family bathroom. here is off road parking to the front, a very useable car port/storage space beneath the extension and at the back an excellent garden space too.

Available with no chain, please contact us to book your viewing.

Entrance

Lounge 13'8" x 13'1" (4.18 x 4.00)



Dining room 16'4" x 8'0" (4.98 x 2.44)



Kitchen 10'4" x 9'1" (3.17 x 2.79)



Landing

Bedroom one 13'1" x 9'11" (4.00 x 3.03)



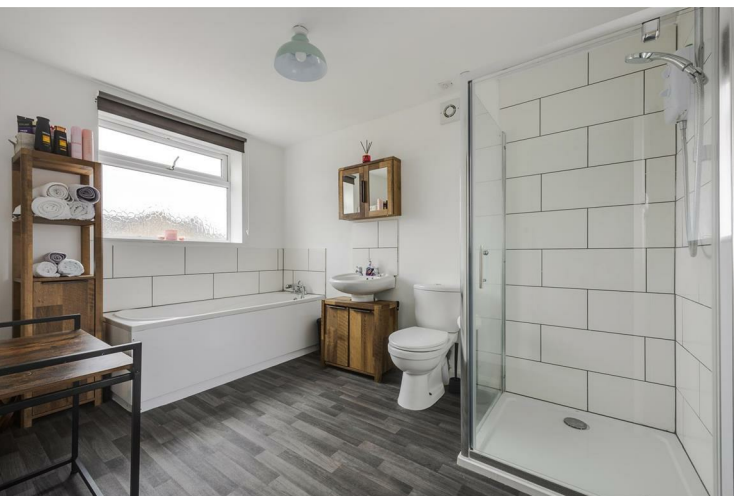
Bedroom two 11'9" x 8'2" (3.60 x 2.51)



Bedroom three 8'1" x 8'0" (2.47 x 2.44)



Bathroom 10'10" x 8'0" (3.31 x 2.44)

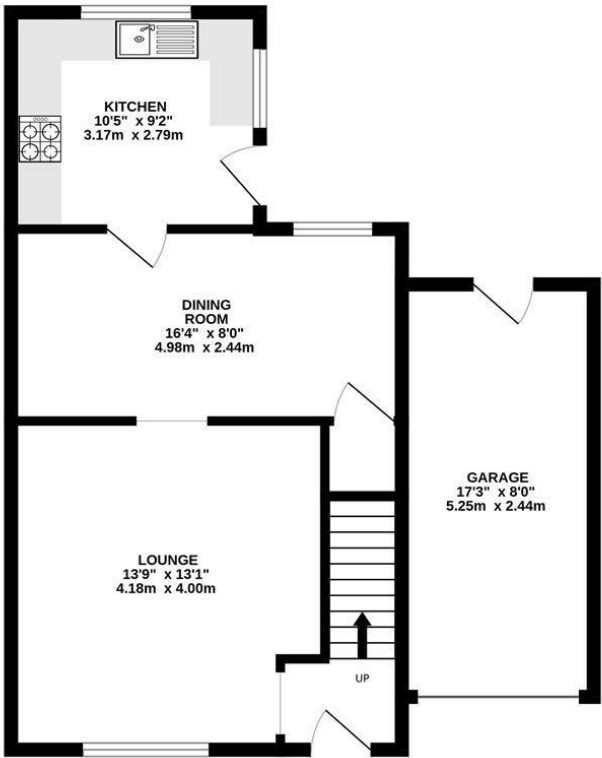


Outside

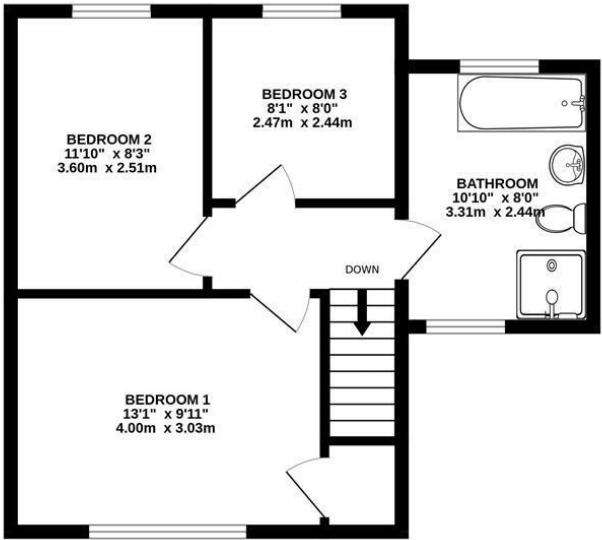


Floor Plan

GROUND FLOOR
588 sq.ft. (54.7 sq.m.) approx.



1ST FLOOR
442 sq.ft. (41.1 sq.m.) approx.



TOTAL FLOOR AREA : 1031 sq.ft. (95.8 sq.m.) approx.

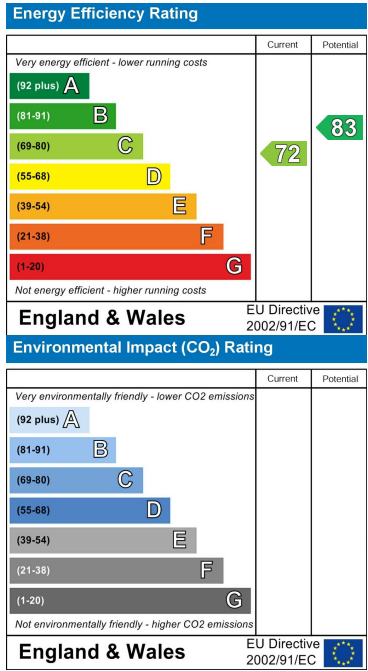
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Area Map



Energy Efficiency Graph



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