

Glenroyd - High Street, Barrow-upon-Humber

North Lincolnshire

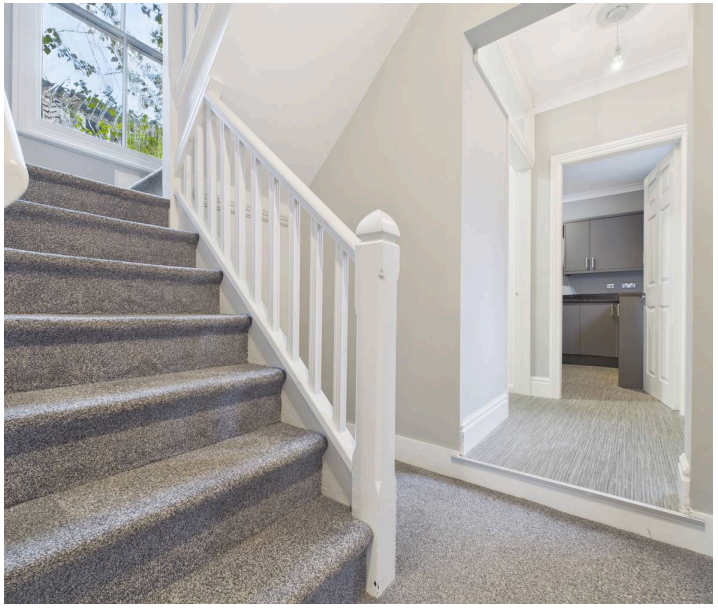
Offers Over £190,000

lovelle


lovelle







Glenroyd - High Street

Barrow-upon-Humber

NO CHAIN

Set at the heart of the sought after village of Barrow-upon-Humber, close to local amenities and transport links, is this three bedroom semi detached house.

On the market looking for someone new to make it their own.

Offering deceptively spacious accommodation over two floors to include three bedrooms, a family bathroom, lounge and a dining room, contemporary kitchen with adjoining utility room/WC. Finishing this property is the brick outbuilding, and a gated courtyard offering endless possibilities.

We anticipate a high demand for this property, call us to arrange your viewing today!

- **NO CHAIN**
- **Total Floor Area:- 103 Square Metres**
- **Contemporary Kitchen**
- **Lounge & Dining Room**
- **Three Bedrooms**
- **Utility Room & Bathroom**
- **Outbuilding**
- **Rear Courtyard**
- **Central Location**
- **Close to Public Transport Links**

BROADBAND TYPE:

Standard- 16 Mbps (download speed), 1 Mbps (upload speed),

Superfast - 80 Mbps (download speed), 20 Mbps (upload speed),

Ultrafast- 1800 Mbps (download speed), 220 Mbps (upload speed).

MOBILE COVERAGE:

Outdoors - Great,

Indoors - Great,

Available - EE, Three, O2, Vodafone.







ENTRANCE
23' 2" x 3' 5" (7.07m x 1.04m)
Entered through a wooden door into the hallway, doors to all principal rooms and a staircase to the first floor accommodation. Handy understairs storage cupboard.

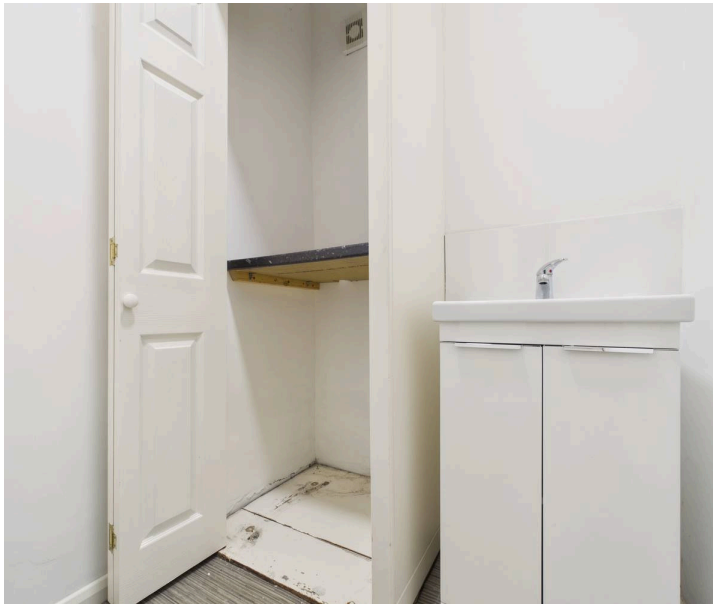
LOUNGE
15' 0" x 9' 7" (4.57m x 2.91m)
Bright and airy room with a feature walk-in bay window to the front elevation.

DINING ROOM
12' 9" x 10' 5" (3.89m x 3.17m)
Fabulous space with a window overlooking the rear courtyard. Finished with a feature fireplace.

KITCHEN
9' 4" x 11' 0" (2.84m x 3.36m)
Contemporary range of wall and base units in an anthracite finish with contrasting work surfaces and upstands. Inset electric oven and a four ring hob with an extraction canopy over. Composite one and a half bowl sink and drainer with a swan neck mixer tap. Space for a tall fridge freezer and an under counter appliance. Housing the combination boiler. Window to the side elevation.

UTILITY ROOM/WC
4' 11" x 4' 0" (1.50m x 1.23m)
Compact but useful space. White two piece suite incorporating a push button WC and a vanity wash hand basin with a mixer tap. Plumbing for a washing machine and space for a tumble dryer.

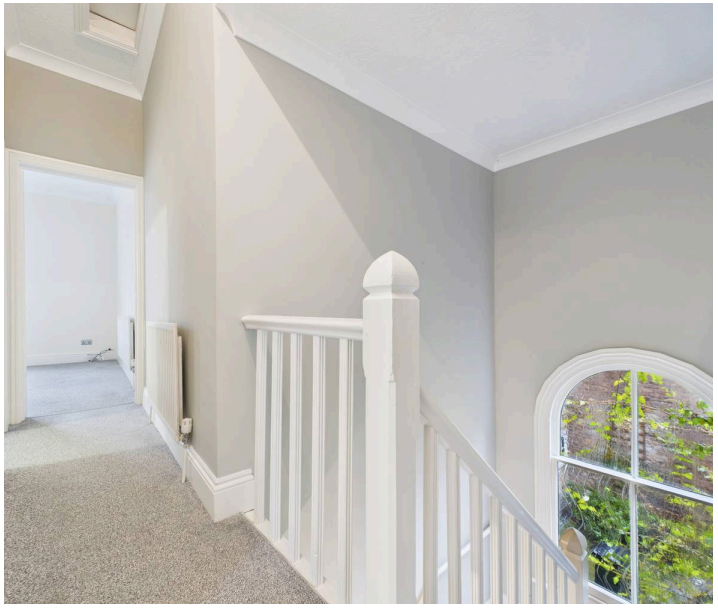












FIRST FLOOR ACCOMMODATION:
12' 11" x 2' 11" (3.93m x 0.89m)

BEDROOM ONE
12' 4" x 14' 6" (3.76m x 4.42m)
Feature Victorian style, cast iron, open grate fireplace, sitting on a tiled hearth. Window to the front elevation.

BEDROOM TWO
14' 6" x 10' 11" (4.43m x 3.33m)
Window to the rear elevation.

BEDROOM THREE
6' 0" x 10' 4" (1.83m x 3.14m)
Window to the rear elevation and a storage cupboard.

BATHROOM
6' 4" x 10' 5" (1.93m x 3.18m)
Three piece bathroom suite incorporating a bathtub with an electric shower over, push button WC and a vanity wash hand basin with a mixer tap. Tiles to the wet areas.

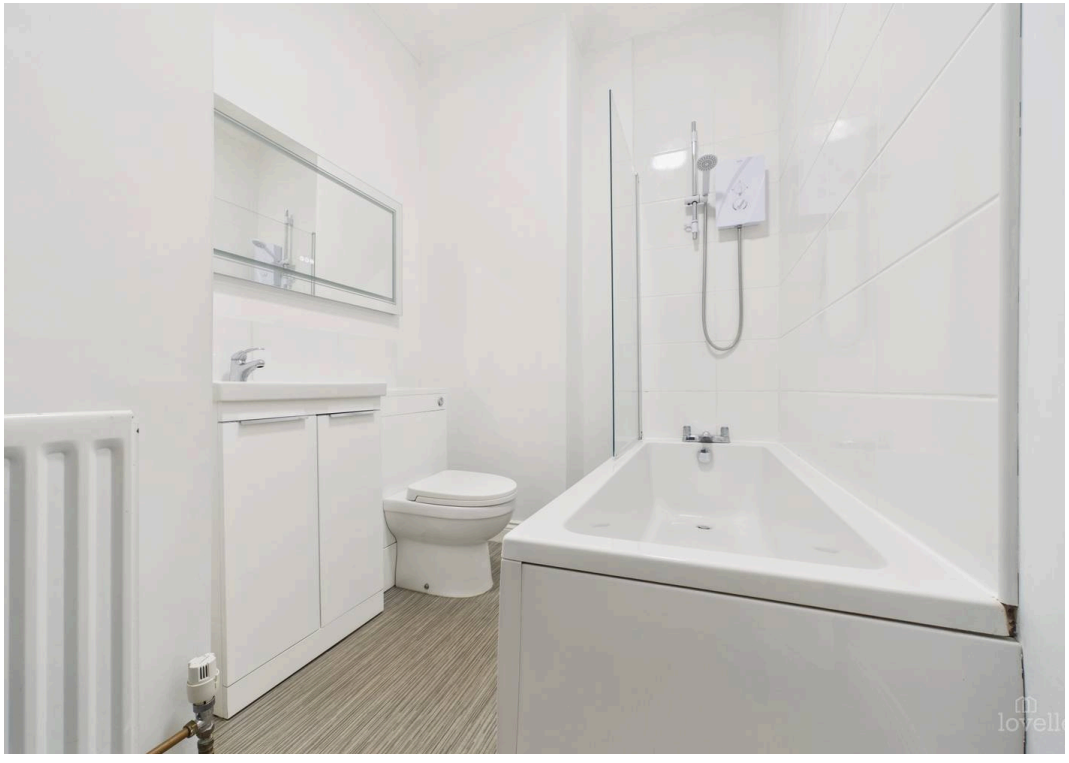
OUTSIDE THE PROPERTY:

OUTBUILDING
10' 4" x 9' 10" (3.15m x 3.00m)
Window to the side elevation.











FRONT GARDEN

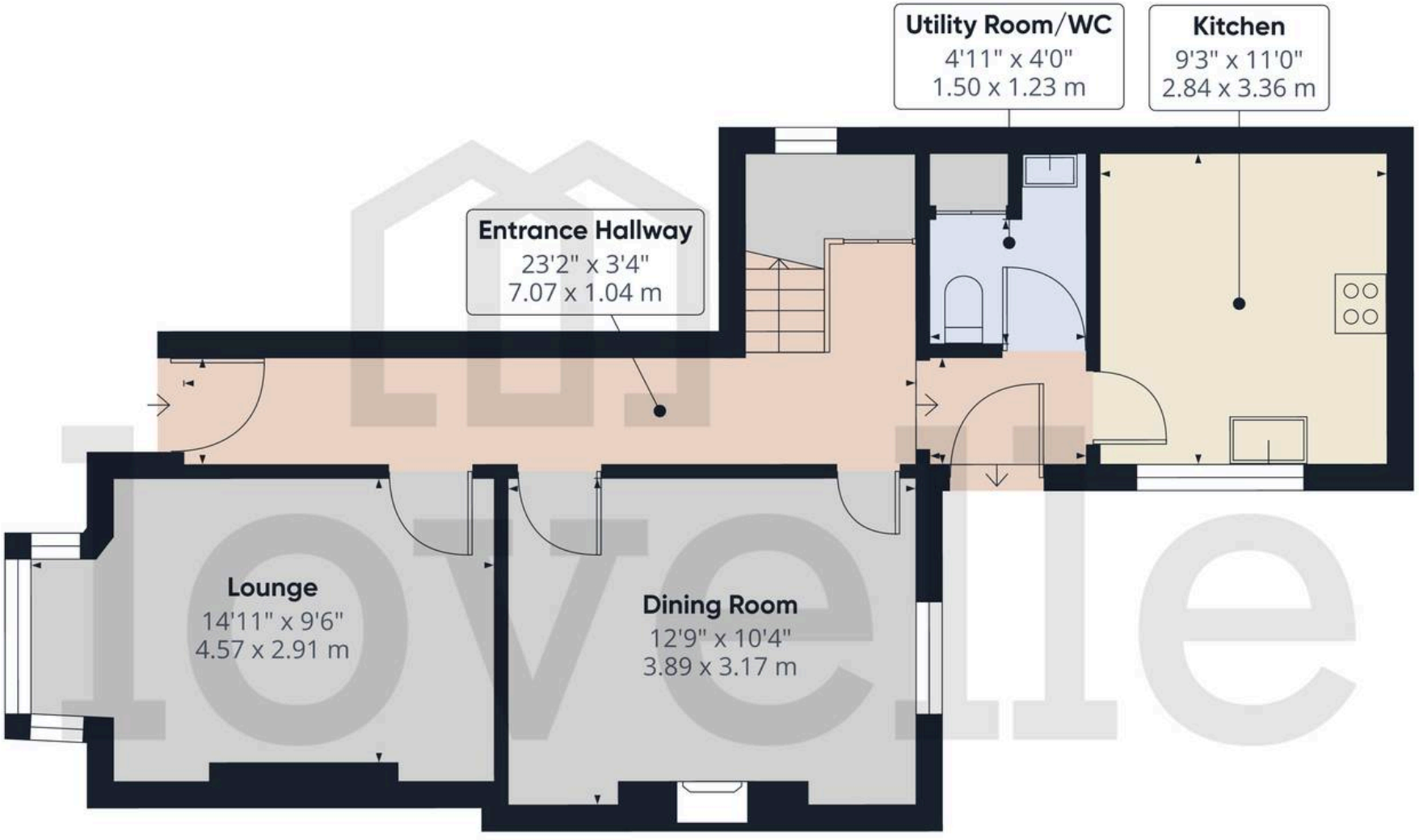
Enclosed by a decorative brick wall and fully concreted.

COURTYARD

Fully enclosed by decorative brick walls, offering privacy and making it feel cosy. Low maintenance being fully concreted. Gated access to the rear of the property and the outbuilding.

ON STREET

1 Parking Space



Ground Floor Building 1

Approximate total area(1)

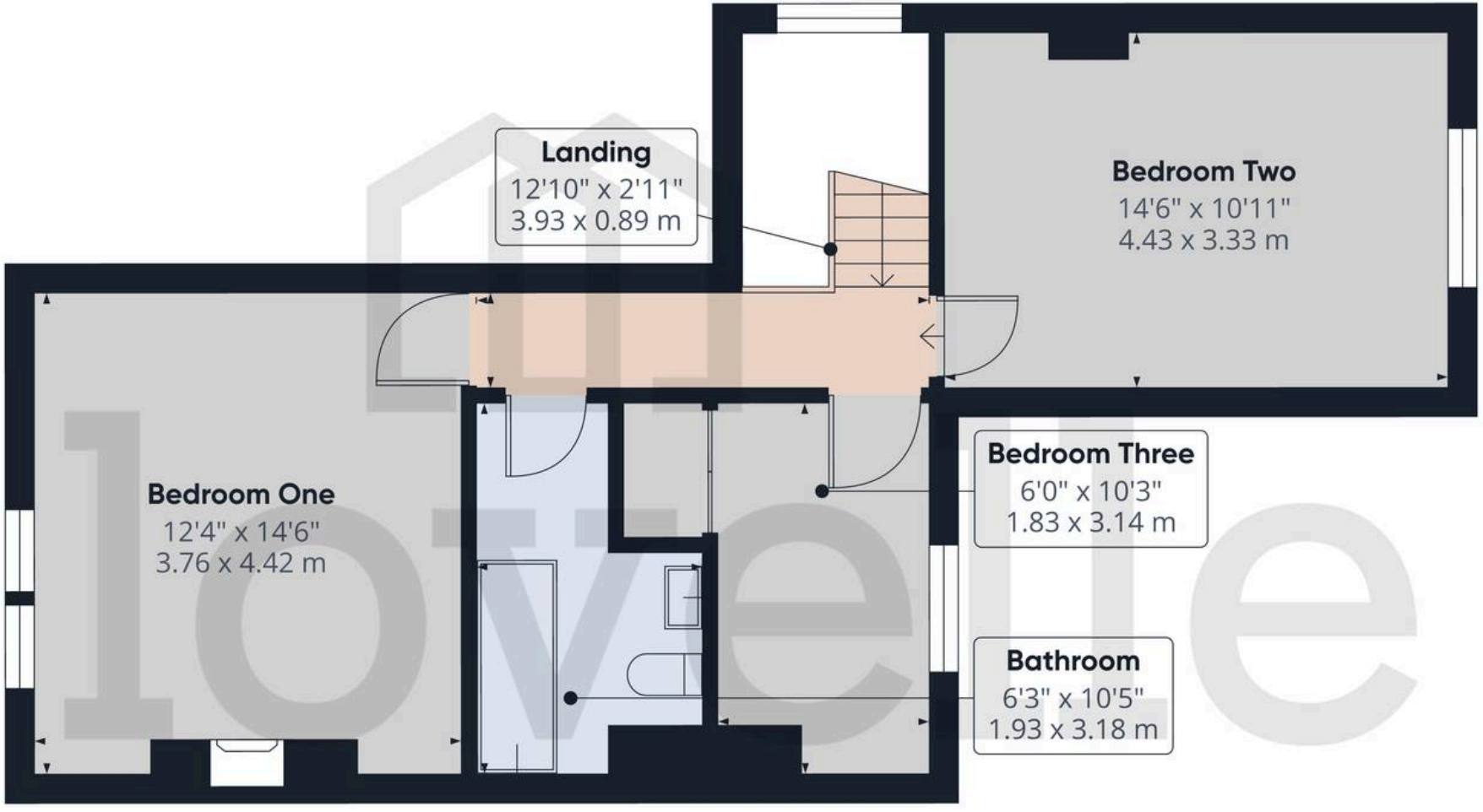
522 ft²

48.5 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Approximate total area(1)

490 ft²

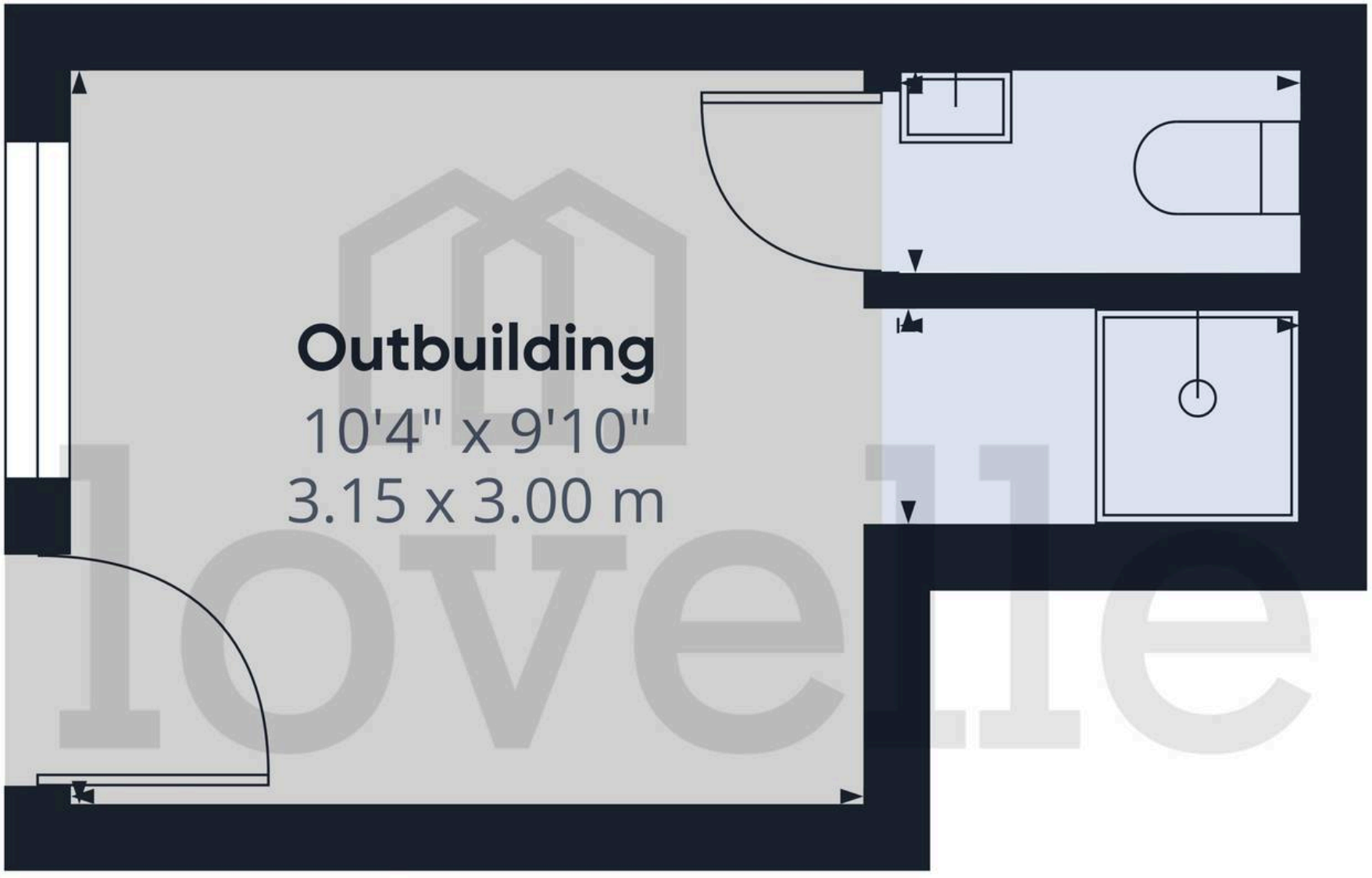
45.5 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Floor 1 Building 1



Approximate total area(1)

133 ft²

12.4 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Ground Floor Building 2

*We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Landmark who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks for buyers is £30.00 (incl. VAT) per client, which covers the cost of obtaining relevant data and any manual checks and monitoring which is required. This fee will need to be paid by you in advance of us issuing a memorandum of sale, directly to Landmark, and is non-refundable. We will receive some of the fee taken by Landmark to compensate for its role in the provision of these checks.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E

VIEWING

By appointment with the Sole Agent Lovelle Estate Agency, please find contact number on the last page on the particulars. We recommend prior to making an appointment to view, prospective purchasers discuss any particular points likely to affect their interest in the property with one of our property consultants who have seen the property in order that you do not make a wasted journey.

MORTGAGE ADVICE

Budgeting correctly and choosing the right mortgage for a move is vital. For independent mortgage and insurance advice call our branch to book in with our mortgage advisor.

AGENTS NOTE

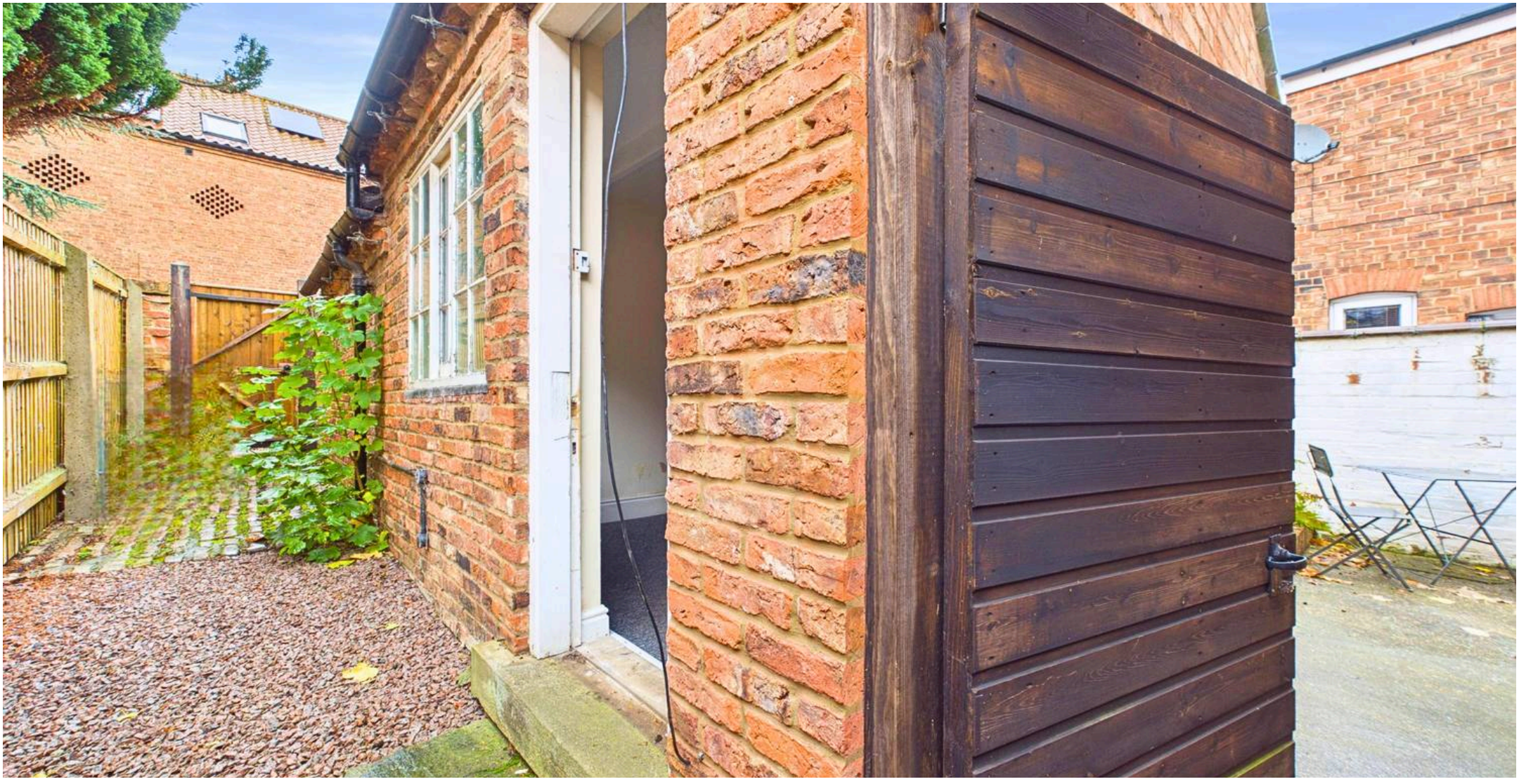
These particulars are for guidance only. Lovelle Estate Agency, their clients and any joint agents give notice that:- They have no authority to give or make representation/warranties regarding the property, or comment on the SERVICES, TENURE and RIGHT OF WAY of any property. These particulars do not form part of any contract and must not be relied upon as statements or representation of fact. All measurements/areas are approximate. The particulars including photographs and plans are for guidance only and are not necessarily comprehensive.

HOW TO MAKE AN OFFER

If you are interested in this property then it is important that you contact us at your earliest convenience. We will require certain pieces of personal information from you in order to provide a professional service to you and our client. The personal information you have provided to us may be shared with our client, the seller, but it will not be shared with any other third parties without your consent other than stated reasons detailed within our privacy policy. More information on how we hold and process your data is available on our website https://www.lovelle.co.uk/privacy-policy/ and you can opt out at any time by simply contacting us.

For any offer you wish to make we will need to establish certain details before negotiation can take place. This is so that our vendor can make an informed choice when negotiating and accepting your offer. You will be asked to provide formal I.D. and address verification, as required under new Money Laundering Legislation. You might also have one or two questions for us, such as which solicitor to choose, or which mortgage lender has the best offers available for me. We have a one stop shop to satisfy all of these needs so please ask.

A copy of the full Energy Performance Certificate for this property is available upon request. Advisory Notes - Please be advised if you are considering purchasing a property for Buy To Let purposes, from 1st April 2018 without an EPC rated E or above it will not be possible to issue a new tenancy, or renew an existing tenancy agreement.



Lovelle Estate Agency

9 King Street, Barton-upon-Humber - DN18 5ER

01652 636587

barton@lovelle.co.uk

www.lovelle.co.uk/estate-agents-and-letting-agents/branch/barton-upon-humber/

lovelle