

FOR SALE

MARTIN&CO

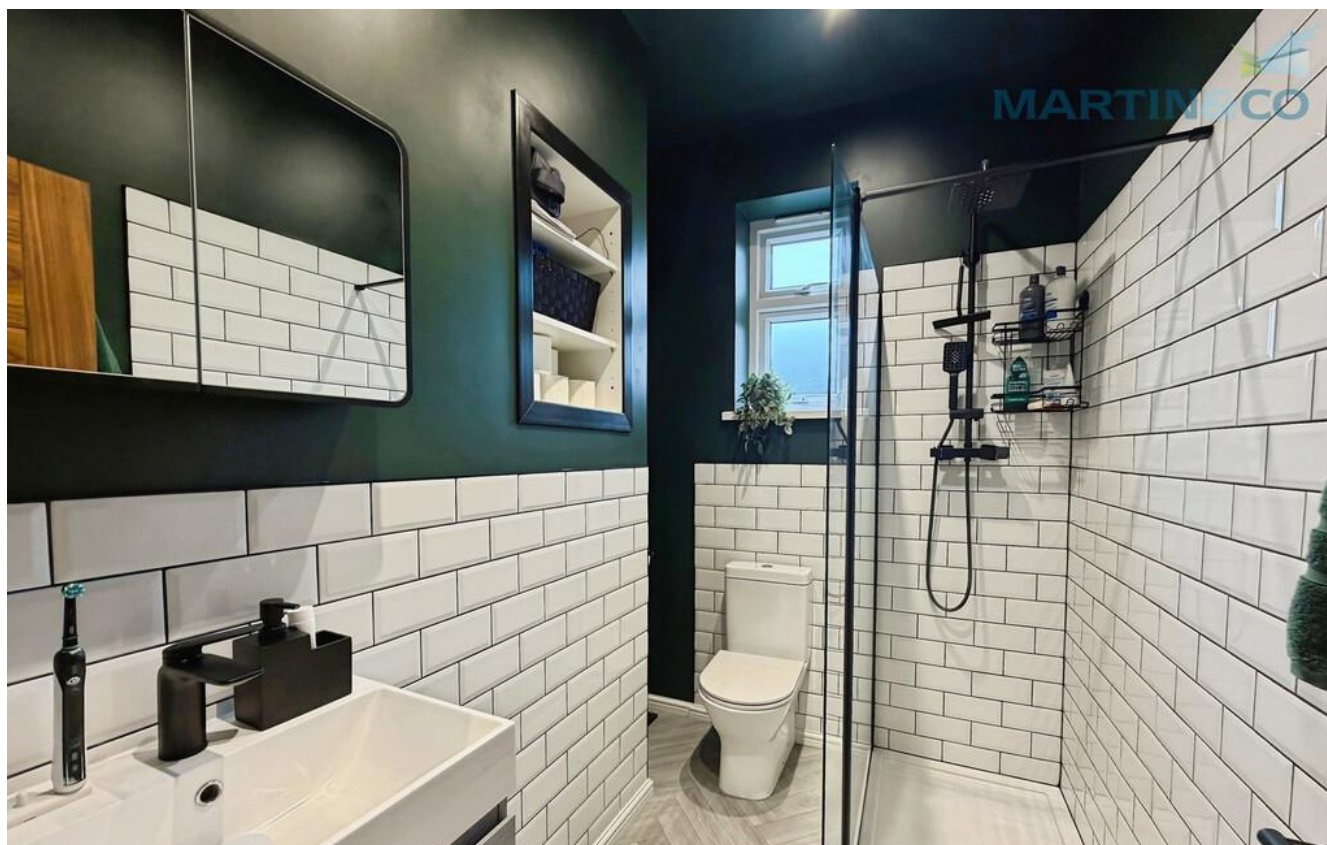


Birrell Street, Gainsborough

3 Bedrooms, 2 Bathroom, End Terrace House

Offers In Region Of £127,500

MARTIN&CO



Birrell Street, Gainsborough

3 Bedrooms, 2 Bathroom

Offers In Region Of £127,500

- Immaculately renovated
- ***NO ONWARD CHAIN***
- Impressive EPC rating A
- Solar panels
- Modern bathroom facilities
- Garage / workshop
- Front & rear gardens

IMMACULATELY RENOVATED | EPC A | SOLAR PANELS | THREE BEDROOMS | TWO BATHROOMS | NEW KITCHEN | DETACHED GARAGE / WORKSHOP

A beautifully renovated end-of-terrace home, finished to an exceptionally high standard throughout and now offering flexible three-bedroom accommodation, an impressive EPC rating of A, solar panels, two modern bathroom facilities and a detached garage currently utilised as a workshop.

Situation

1 Birrell Street is situated within a popular and established residential area of Gainsborough, conveniently positioned for access to the town centre and its excellent range of amenities and facilities, including Marshalls Yard retail and leisure complex. There are also local shops, schools, transport links and other everyday amenities within easy reach.

The Property

This attractive traditional end-of-terrace home has undergone a comprehensive and high-quality renovation, resulting in an immaculate property that is ready for immediate occupation.

The accommodation has been thoughtfully reconfigured and benefits from a brand-new fitted kitchen, a modern downstairs family bathroom and a further modern first-floor bathroom with shower, providing excellent facilities across both levels.

There is also useful utility space, adding to the practicality of the accommodation, while the flexible layout provides three bedrooms and comfortable living space.





One of the property's standout features is its exceptional EPC rating of A, reflecting the extensive improvements made to its energy efficiency. The addition of solar panels further enhances the property's energy credentials and provides an attractive benefit for buyers conscious of ongoing household energy costs.

currently being utilised as a workshop and provides an excellent additional space for those requiring somewhere to work, pursue hobbies or simply for further storage. The garage is fitted with an electric up-and-over door, adding further convenience.

Summary

Throughout the property, the standard of refurbishment is immediately apparent, with modern finishes, quality fittings and a consistent attention to detail. The result is a genuine turnkey home with little or nothing further required.

This is a particularly impressive and comprehensively renovated Gainsborough home, combining the character of a traditional end-terrace property with a thoroughly modern specification.

Outside & Garage

The property benefits from enclosed gardens to both the front and rear. The rear garden provides a pleasant outdoor space with lawn and patio area, together with useful outside storage.

The immaculate finish, flexible three-bedroom accommodation, new kitchen, downstairs family bathroom, first-floor modern shower bathroom, useful utility space, outside storage, solar panels and outstanding EPC A rating make this a highly energy-efficient and genuinely move-in-ready property.

A further major benefit is the detached garage, which is

The detached garage with electric door, currently arranged as a workshop, is an additional feature that



adds considerably to the property's versatility.

Early viewing is strongly recommended to fully appreciate the quality, finish and extensive improvements on offer.

Estate agents operating in the UK are required to conduct Anti-Money Laundering (AML) checks in compliance with the regulations set forth by HM Revenue and Customs (HMRC) for all property transactions. It is mandatory for both buyers and sellers to successfully complete these checks before any property transaction can proceed. Our estate agency uses Coadjute's Assured Compliance service to facilitate the AML checks. A fee will be charged for each individual AML check conducted £45.00 + VAT



%epcGraph_c_1_210%



Martin & Co Gainsborough

Marshall Yard • Beaumont Street • Gainsborough • DN21 2NA

T: 01427 611833 • E: gainsborough@martinco.com

01427 611833

<http://www.martinco.com>



Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor for part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.