



**1 Atkinson Avenue,
Brigg, Lincolnshire,
DN20 8PP**

Asking Price: £165,000

EPC: To be confirmed (0)

Council Tax - A

To be advised



To arrange a viewing please call the Paul Fox - Brigg office on **01652 651777**

Accommodation Summary:

- A FINE TRADITIONAL SEMI DETACHED HOUSE
- NO UPWARD CHAIN
- WELL ESTABLISHED RESIDENTIAL AREA
- 2 RECEPTION ROOMS
- FITTED KITCHEN UTILITY & WC
- 3 BEDROOMS
- MAIN FAMILY BATHROOM
- ENCLOSED GARDENS
- OFF STREET PARKING
- VIEW VIA OUR BRIGG OFFICE

Description:

A traditional semi-detached home positioned on a corner plot overlooking the park and benefiting from a short walking distance to all local amenities. The well maintained and proportioned accommodation would suit a couple or young family and briefly comprises, front entrance hallway, living room, rear sitting/dining room with access to a fitted kitchen, side entrance porch, utility room and WC. The first floor provides 3 sizeable bedrooms and a main family bathroom. Providing off street parking to the front of the property with a mature lawned garden and side access to an enclosed low maintenance rear garden.

Rooms:

Central Entrance Hallway Includes a front uPVC double glazed entrance door with frosted glazing and adjoining uPVC double glazed window, laminate flooring, a traditional single flight staircase leads to the first floor accommodation with open spell balustrading and matching newel post, under the stairs storage cupboard allowing access to;



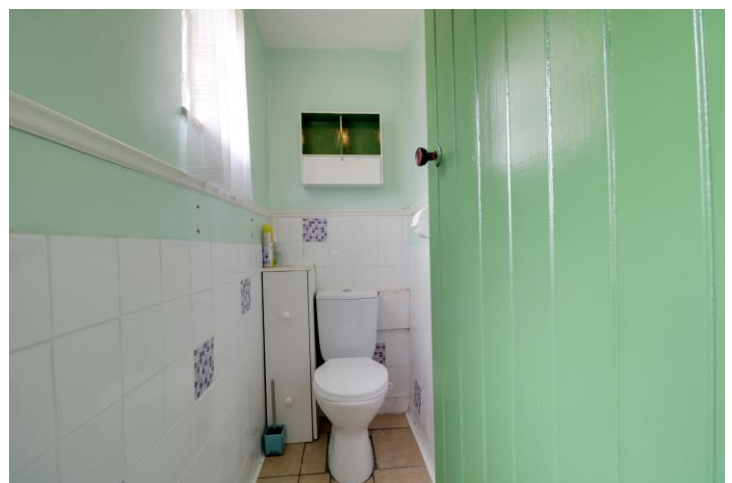
Living Room 10' x 14'2" (3.05m x 4.32m). With a front uPVC double glazed window, dado railing, wall to ceiling coving, oak style laminate flooring, a gas coal effect fire with decorative surrounding mantel and hearth and TV input.



Kitchen 10' x 10'2" (3.05m x 3.1m). With two rear uPVC double glazed windows. The kitchen includes a range of two-toned shaker style low level, drawer units, and wall units with brushed aluminum style pull handles, a patterned working top surface incorporating a one and a half stainless steel sink unit with block mixer tap and drainer to the side, four ring gas hob, with overhead chrome canopied extractor fan with an integrated electric oven with matching grill, plumbing for an automatic washing machine, plumbing for a dishwasher, wall mounted Valliant gas combi boiler, laminate flooring, built-in storage cupboard and a sliding door allowing access to;



Dining Room 10' 8'11" (3.05m). With a rear uPVC double glazed window, laminate flooring and wall to ceiling coving.



Side Entrance 2'10" x 13'5" (0.86m x 4.1m). With a front and rear uPVC double glazed entrance door, tiled flooring and internal doors allowing access through to;

Utility Room 6' x 10'4" (1.83m x 3.15m). With a front uPVC double glazed window, continuation of flooring, a working top surface, plumbing for an automatic washing machine and space for a tumble dryer.



Cloakroom With a rear hardwood window, tiled flooring, partly tiled walls and a low flush WC in white.

First Floor Landing Includes a side uPVC double glazed window, loft access and internal doors allowing access off to;

Rear Double Bedroom 1 10'2" x 14'5" (3.1m x 4.4m). With a rear uPVC double glazed window, a bank of fitted wardrobes with sliding mirrored doors and a built-in storage cupboard.

Front Double Bedroom 2 8'4" x 14'5" (2.54m x 4.4m). With a front uPVC double glazed window.

Front Bedroom 3 7'3" x 10'4" (2.2m x 3.15m). With a front uPVC double glazed window and built-in over the stairs storage cupboard.

Family Bathroom 7'10" x 5'5" (2.4m x 1.65m). With a rear uPVC double glazed window with frosted glazing, a three piece suite comprising of a panelled bath with overhead Triton electric shower with tiled splash backs, a circular oval wash hand basin, a low flush WC, laminate flooring and wall mounted white towel heater.

Grounds The property sits on a corner position with a lawned mature front garden with planted borders, boundary secure fencing and hedging providing with wrought iron entrance gate allowing access to a hard standing driveway. Further access leads to the rear garden in which a low maintenance gravelled area with flagged patio seating area, further secure fencing and a timber garden shed.

