



UNAPPROVED DRAFT BROCHURE

EPC Rating: D

32 Dam Road

Barton upon Humber, North Lincolnshire, DN18 5AU
2 Bedroom End Terrace House



- ✓ TRADITIONAL END TERRACE HOUSE
- ✓ ATTRACTIVE FITTED KITCHEN AND BATHROOM
- ✓ 2 RECEPTION ROOMS AND 2 DOUBLE BEDROOMS
- ✓ PRIVATE ENCLOSED GARDENS
- ✓ EXTENSIVE SIDE DRIVEWAY
- ✓ VIEWING COMES HIGHLY RECOMMENDED!



11 King Street, Barton upon Humber, North Lincolnshire, DN18 5ER

T: 01652 635000 E: barton@paul-fox.com

www.paul-fox.com



32 Dam Road

Barton upon Humber, North Lincolnshire, DN18 5AU
2 Bedroom End Terrace House



paul fox
the family estate agents

A superbly presented and well proportioned traditional end terrace house positioned within walking distance to excellent facilities and amenities. The property enjoys delightful private gardens with a range of outbuildings and has the benefit of ample parking. Viewing is highly recommended!

GROUND FLOOR

ENTRANCE HALLWAY

With panelled entrance door with a double glazed and leaded top light, internal panelled and glazed door leads to the staircase of which grants access to the first floor with grab rail.

FRONT SITTING ROOM

Measures Approx. 3.83m x 3.12m (12' 7" x 10' 3") with a front uPVC double glazed window, attractive feature cast iron multi-fuel stove with a wooden surround, tiled flooring, dado railing and wall to ceiling coving, TV point with plinth and storage unit beneath and fitted display shelving and an internal panelled and glazed door leads through to:

DINING ROOM

Measures Approx. 3.73m x 3.64m (12' 3" x 11' 11") with an internal uPVC double glazed window and enjoying a feature multi-fuel stove within a tiled chamber with raised brick projecting hearth with wooden surround and projecting mantel, fitted storage cabinet to one side, tiled flooring and built in under stairs storage cupboard and leading off:

ATTRACTIVE FITTED KITCHEN

Measures Approx. 3.67m x 2.25m max. (12' 0" x 7' 5") with internal door leading through to a rear Porch/Utility, feature side glass block window with matching internal window and has a side uPVC double glazed window. The Kitchen enjoys an attractive range of white fronted low level units, drawer units and larder unit with brushed aluminum style pull handles and enjoying a complimentary butcher block working top surface with a large inset ceramic sink unit with central block mixer tap, built-in 4-ring stainless steel gas hob with oven beneath and overhead canopy extractor with downlighting, space and plumbing for a dishwasher and tiled effect cushioned flooring.

REAR PORCH/UTILITY

Has a rear uPVC double glazed stable style door and working top surfaces to either side with plumbing available for washing machine with space for upright fridge freezer, cushioned flooring and polycarbonate sloped ceiling.



11 King Street, Barton upon Humber, North Lincolnshire, DN18 5ER

T: 01652 635000 E: barton@paul-fox.com

www.paul-fox.com



32 Dam Road

Barton upon Humber, North Lincolnshire, DN18 5AU
2 Bedroom End Terrace House



paul fox
the family estate agents

FIRST FLOOR LANDING

With a side uPVC double glazed window, loft access, thermostatic control for central heating and doors leading off:

ATTRACTIVE SPACIOUS BATHROOM

Measures Approx. 2.06m max. x 3.63m max. (6' 9" x 11' 11") enjoying a dual aspect with side and rear uPVC double glazed windows with inset pattern glazing and enjoying an attractive 3-piece suite in white comprising low flush WC, vanity wash hand basin with gloss white storage cabinets beneath, newly installed panel bath with surrounding mermaid boarding to walls with glass shower screen and an overhead shower, attractive tiled effect cushioned flooring and stylish wall mounted radiator.



FRONT DOUBLE BEDROOM 1

Measures Approx. 4.66m x 3.11m (15' 3" x 10' 2") with a front uPVC double glazed window, large corner fitted walk-in wardrobe and built-in wardrobes to either side of the chimney breast with louvre style fronts.



DOUBLE BEDROOM 2

Measures Approx. 3.72m x 3m (12' 2" x 9' 10") with a rear uPVC double glazed window, large corner fitted storage unit with pine louvre style doors.



GROUNDS

To the side, the property has an extensive concrete laid driveway providing off-street parking for a number of vehicles and grants access to the rear garden. The driveway continues to the rear garden and would provide additional parking if required and has a lean-to/car-port structure. There is a block laid patio with adjoining borders with access through to a further decked and block laid seating area.

SERVICES

Mains gas, electricity, water and drainage are understood to be connected.

CENTRAL HEATING

The property has the benefit of a gas fired central heating system to radiators.

DOUBLE GLAZING

The property has the benefit from full uPVC double glazed windows and doors with the exception of the front entrance door.



11 King Street, Barton upon Humber, North Lincolnshire, DN18 5ER

T: 01652 635000 E: barton@paul-fox.com

www.paul-fox.com



32 Dam Road

Barton upon Humber, North Lincolnshire, DN18 5AU
2 Bedroom End Terrace House



paul fox
the family estate agents

** IMPORTANT **

PURCHASE PROCEDURE

Once you are interested in purchasing a property, please contact our office before applying for a mortgage or instructing solicitors. Our Sales Negotiators and Mortgage Advisors are most helpful and will give you every assistance in purchasing your new home. Any delay in contacting us may result in the property being sold to another party and survey and legal fees being unnecessarily incurred.

THINKING OF SELLING?

Our trained and experienced Valuers offer free market advice and will guide you through all the steps in moving home and appointments can be usually made within 24 to 48 hours.

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008 (CRPS): Paul Fox on their behalf and for the sellers of this property whose agents they are give notice that (i) these particulars are intended to be a general outline only for the guidance of the prospective purchasers and do not constitute part of any contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and any other details are given in good faith and are believed to be correct and have been approved by the vendor, however intending purchasers should not rely on them. (iii) no persons employment by Paul Fox has any authority to make or give representation or warranty in relation to this property and no electrical or gas appliances whether included or to be sold as additional items by the vendor have been tested by the vendor or their agents. (iv) nothing in these particulars, including photographs, intend to imply that any carpets or curtains, furniture or fittings, electrical or gas appliances whether or not wired or plumbed in, or any fixtures not expressly included as part of the property are offered for sale. Certain items may be purchase under separate negotiation.

In accordance with Consumer Protection from Unfair Trading regulations 2008 (CPRS) Paul Fox endeavors and makes every effort to ensure that any information provided to prospective purchase is fair and as accurate to the best of their knowledge and is not in any way believed to be misleading. Consumers are protected under this legislation from misleading statements. The office of Fair Trading has published guidance documents for Consumers Selling or buying Property and these are available from Paul Fox upon request. These particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers. No reasonability is to be assumed for the occupancy of individual items and no appliances or services have been tested by the Agent.



11 King Street, Barton upon Humber, North Lincolnshire, DN18 5ER

T: 01652 635000 E: barton@paul-fox.com

www.paul-fox.com

