



54 Maltkiln Road, Barton-Upon-Humber

£117,500 Freehold

TRADITIONAL SEMI DETACHED HOUSE • NO UPWARD CHAIN • IN NEED OF MODERNISING • 2 DOUBLE BEDROOMS • FITTED KITCHEN DINER • FRONT LOUNGE & REAR CONSERVATORY • SHOWER ROOM • LARGE REAR GARDEN • PARKING & GARAGING • VIEW VIA OUR BARTON OFFICE

Traditional semi-detached with two double bedrooms, spacious kitchen, conservatory, large garden, parking, and garage. Modernisation needed. Close to amenities.

Gas heating, double glazing.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:

- TRADITIONAL SEMI DETACHED HOUSE
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- IN NEED OF MODERNISING
- 2 DOUBLE BEDROOMS
- FITTED KITCHEN DINER
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Side Entrance Hallway

Includes a side uPVC double glazed entrance door, single flight staircase leads to the first floor accommodation with adjoining grabrails and doors leads off to;

Front Living Room

12' 6" x 14' 5" (3.80m x 4.40m)

With a front uPVC double glazed window, TV input, wall to ceiling coving and a gas coal effect fireplace with decorative surround and mantel.

Kitchen Diner

15' 3" x 14' 5" (4.65m x 4.40m)

With a side uPVC double glazed window, a rear uPVC double glazed door with adjoining side light leading to the conservatory and a built-in under the stairs storage cupboard. The kitchen enjoys a range of white fronted low level units, drawer units and wall units with rounded pull handles and a patterned working top surface incorporating a one and a half stainless steel sink unit with block mixer tap and drainer to the side, plumbing for a washing machine, space for a free standing cooker, space for a tall fridge freezer, vinyl flooring and a door leads through to;

Cloakroom

Has a side uPVC double glazed window, a low flush WC and a wall mounted modern Ideal Alpha gas combi boiler.





Conservatory

6' 4" x 9' 6" (1.94m x 2.90m)

With a hipped and pitched polycarbonate roof, surrounding uPVC double glazed windows, vinyl flooring and a side uPVC double glazed window.

First Floor Landing

Provides loft access and allows access off to;

Master Bedroom 1

14' 9" x 11' 6" (4.50m x 3.50m)

With a rear uPVC double glazed window.

Front Double Bedroom 2

9' 7" x 11' 3" (2.92m x 3.44m)

With a front uPVC double glazed window and a storage in the eaves space.

Shower Room

7' 3" x 8' 6" (2.22m x 2.60m)

With a side uPVC double glazed window with frosted glazing comprising a double walk-in cubicle with overhead mains shower with mermaid boarding splash back and sliding glazed doors, a pedestal wash hand basin with tiled splash back and low flush WC and vinyl flooring.



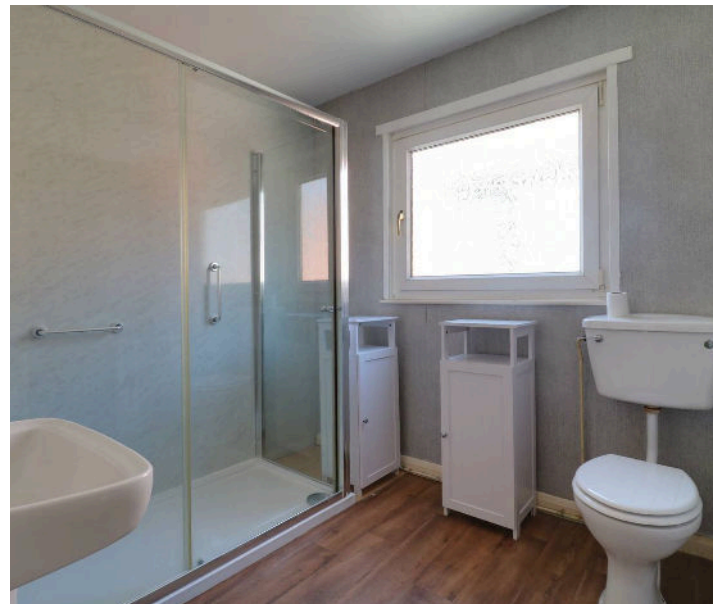


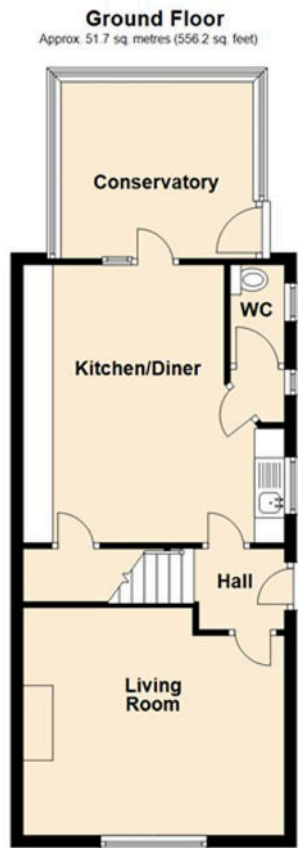
Grounds

The property provides a generous mature garden with principally lawned areas, planted borders, surrounding secure fencing. Access leads down the side of the property to a low maintenance astro turfed garden with planted borders, boundary fencing and walling and a hard standing pathway allows access to the side entrance door.

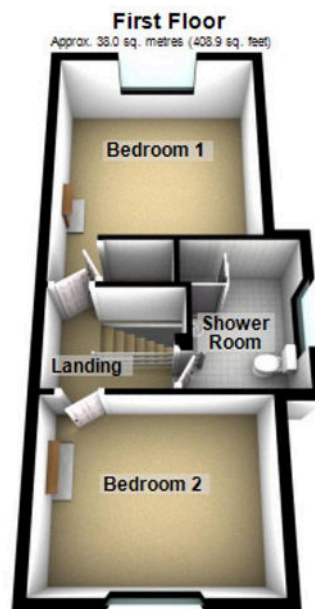
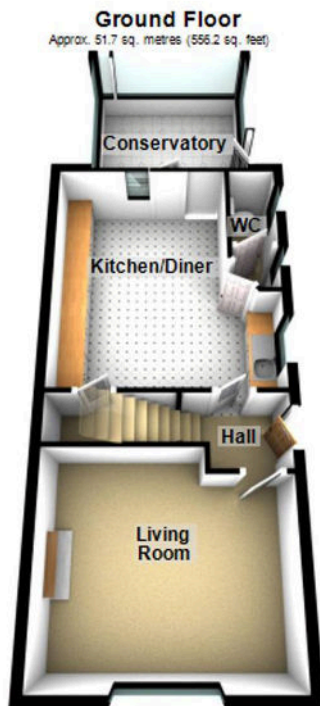
Outbuildings

The garden enjoys a range of outbuildings which includes a concrete section garage, two timber storage sheds and a further concrete sectional outbuilding.





Total area: approx. 89.7 sq. metres (965.1 sq. feet)



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You can include any text here. The text can be modified upon generating your brochure