



40 Pasture Road, Barton-Upon-Humber

£109,950 Freehold

TRADITIONAL MID-TERRACE HOUSE · NO UPWARD CHAIN · IDEAL FIRST TIME BUY/INVESTOR PURCHASE · 2 BEDROOMS · FRONT LOUNGE · MODERN FITTED KITCHEN DINER & BATHROOM · LOW MAINTENANCE GARDEN · WALKING DISTANCE TO THE TOWN CENTRE · VIEW VIA OUR BARTON OFFICE

Traditional mid-terrace with no upward chain. Two double bedrooms, modern kitchen, low maintenance garden. Walking distance to town centre. Ideal for first-time buyers or investors. EPC D.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

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- NO UPWARD CHAIN
- IDEAL FIRST TIME BUY/INVESTOR PURCHASE
- 2 BEDROOMS
- FRONT LOUNGE
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Front Lounge

10' 0" x 11' 2" (3.04m x 3.40m)

With a front uPVC double glazed window with frosted glazing and adjoining uPVC double glazed entrance door with frosted glazing, wall to ceiling coving, TV input and a wall mounted electric log effect fireplace and an internal door allows access through to;

Hallway

Has a traditional staircase leading to the first floor accommodation with adjoining grab rail and an internal door allows access through to;

Modern Kitchen Diner

12' 2" x 11' 2" (3.70m x 3.40m)

With a rear uPVC double glazed window with frosted glazing. The kitchen includes a range of light shaker style low level units, drawer units and wall units with brushed aluminium style pull handles, laminate working top surfaces with a one and a half ceramic sink bowl units with block mixer tap and drainer to the side, space for a freestanding Range Master Cooker with overhead canopied extractor fan with ceramic tiled splash backs, vinyl flooring, space and plumbing for a washing machine, space for a tall fridge freezer, built-in under the stairs storage cupboard, ceiling spotlights and a door leads through to;





Rear Entrance Lobby

Has a side uPVC double glazed door with adjoining window with frosted glazing, continuation of vinyl flooring and an internal door allows access off to;

Ground Floor Bathroom

4' 3" x 8' 6" (1.30m x 2.60m)

With a side uPVC double glazed window with frosted glazing providing a three piece suite in white comprising a panelled bath with shower attachment and surrounding ceramic tiled splash backs and glazed screen, a low flush WC and a wash hand basin, ceiling spotlights, extractor fan, cushioned flooring and a wall mounted chrome towel heater.

First Floor Landing

Allows access off to;

Master Bedroom 1

12' 2" x 11' 0" (3.70m x 3.35m)

With a rear uPVC double glazed window, loft access and a built-in airing cupboard which houses a modern gas combi boiler.

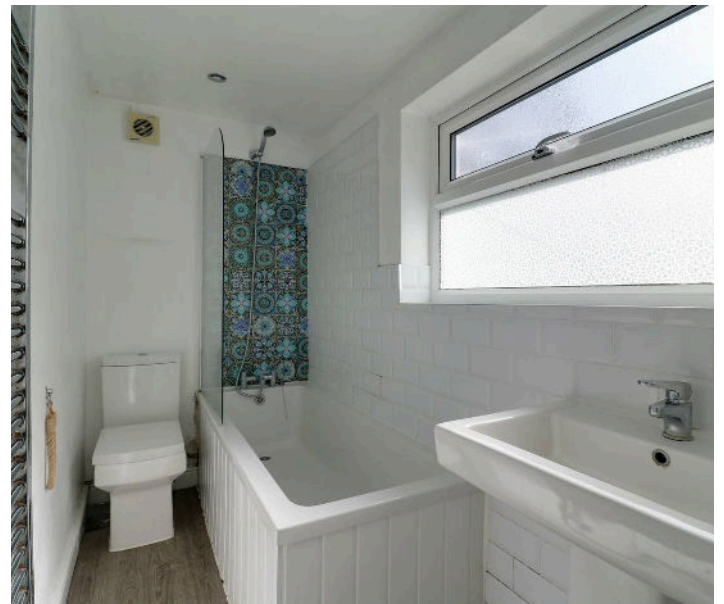
Front Double Bedroom 2

11' 0" x 9' 10" (3.35m x 3.00m)

With a front uPVC double glazed window, built-in over the stairs storage cupboard.

Grounds

To the rear of the property provides a low maintenance gravelled top garden with surrounding secure fencing with a concrete courtyard leading from the rear entrance door. To the front has a dwarf bricked walled low maintenance gravelled garden with pathway to the front





Grounds

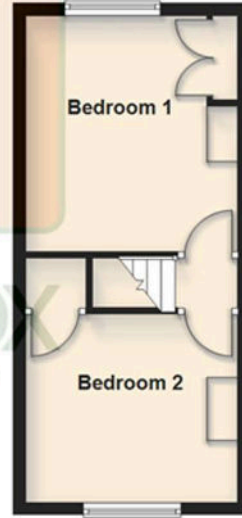
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Ground Floor
Approx. 32.1 sq. metres (345.4 sq. feet)



First Floor
Approx. 26.4 sq. metres (284.2 sq. feet)

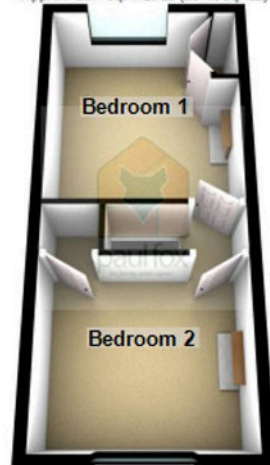


Total area: approx. 58.5 sq. metres (629.6 sq. feet)

Ground Floor
Approx. 32.1 sq. metres (345.4 sq. feet)



First Floor
Approx. 26.4 sq. metres (284.2 sq. feet)



Total area: approx. 58.5 sq. metres (629.6 sq. feet)

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