



## 12 Birch Avenue, Brigg

£155,000 Freehold

TRADITIONAL SEMI DETACHED HOUSE • IDEAL FIRST TIME BUY • WALKING DISTANCE TO THE TOWN CENTRE •  
3 BEDROOMS • FITTED KITCHEN DINER • GROUND FLOOR FAMILY BATHROOM • MAIN FRONT LOUNGE •  
ENCLOSED REAR GARDEN WITH OUTBUILDING • FRONT DRIVEWAY • COUNCIL TAX BAND; A. EPC RATING; TBC.



Traditional 3 bed semi in established town location.  
Lounge, kitchen diner, family bathroom, enclosed rear garden, driveway parking, uPVC double glazing, gas heating. EPC D, Council Tax A.  
Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

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### Front Entrance Hall

Includes a composite front entrance door with inset patterned glazing with inset patterned glazing, laminate flooring, a dog legged staircase leads to the first floor accommodation with adjoining grab rail, wireless electronic control for the central heating and an opening leads through to;

### Front Living Room

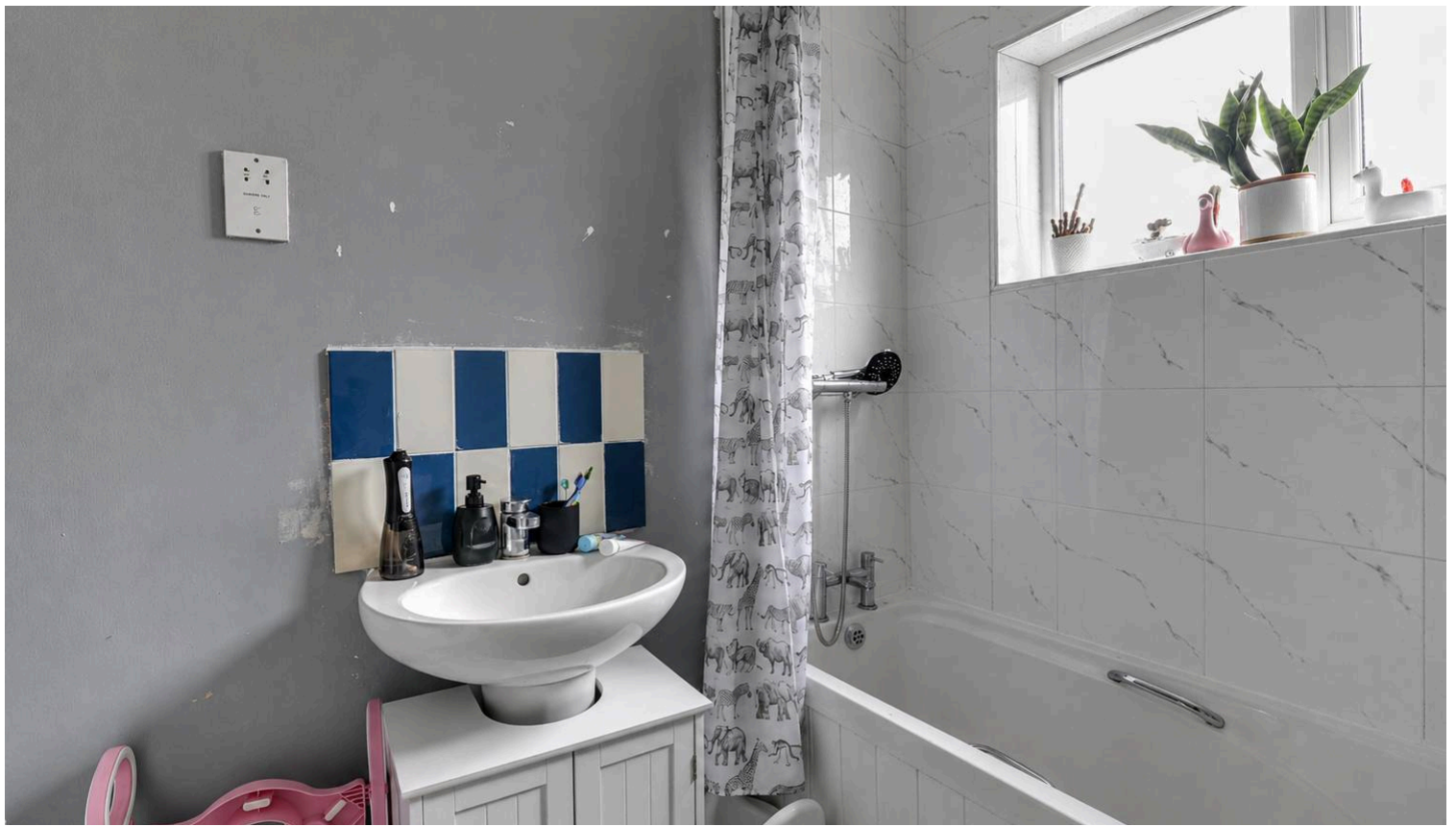
13' 7" x 11' 2" (4.13m x 3.40m)

With a front uPVC double glazed window, continuation of laminate flooring and a pebble effect electric fireplace with decorative surrounding and mantel, wall to ceiling coving, TV input and an opening leads through to;

### Rear Inner Hallway

Has a side uPVC double glazed door with inset patterned glazing, an under the stairs storage cupboard, vinyl flooring and doors leads through to;





### **Kitchen Diner**

9' 10" x 10' 2" (3.00m x 3.10m)

Has a rear uPVC double glazed window. The kitchen includes a range of white low level units, drawer units and wall units with brushed aluminium style pull handles and a laminate working top surface incorporating a single stainless steel sink unit with block mixer tap and drainer to the side, space for a free standing cooker, plumbing for a dishwasher, space for a tall fridge freezer and vinyl flooring.

### **Ground Floor Bathroom**

6' 11" x 6' 8" (2.10m x 2.04m)

With a rear uPVC double glazed window with frosted glazing and a three piece suite comprising a low flush WC, a pedestal wash hand basin and a panelled bath, tiled effect splash backs to the bath enclosure and vinyl flooring.

### **First Floor Landing**

Includes a side uPVC double glazed window and doors leading off to;

### **Master Bedroom 1**

13' 7" x 9' 10" (4.13m x 3.00m)

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





**Rear Bedroom 2**

10' 4" x 8' 0" (3.15m x 2.44m)

With a rear uPVC double glazed window and oak style laminate flooring.

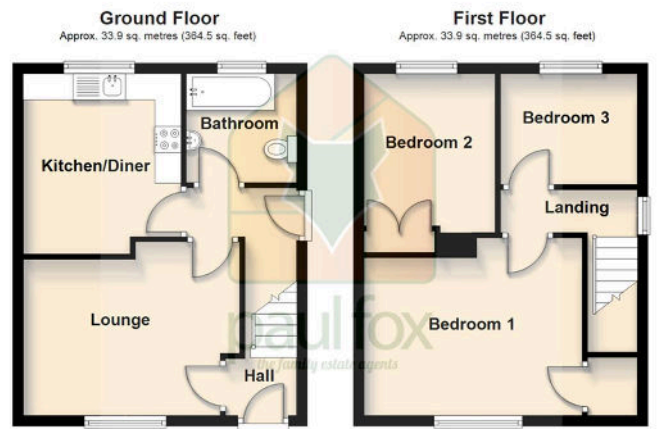
**Rear Bedroom 3**

8' 10" x 7' 1" (2.70m x 2.15m)

With a rear uPVC double glazed window.

**Grounds**

The rear of the property provides a mature lawned garden with surrounding secure fencing, hard standing patio seating area and the garden provides a brick built outbuilding which has plumbing for a washing machine and power. To the front allows off street parking via a hard standing front driveway and a tarmac area leads to the front entrance.



Total area: approx. 67.7 sq. metres (729.1 sq. feet)



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