



114 West Acridge, Barton-Upon-Humber

£139,950 Freehold

TRADITIONAL SEMI DETACHED HOUSE · NO UPWARD CHAIN · IN NEED OF MODERNISING THROUGHOUT · 3 BEDROOMS · FRONT BAY LOUNGE & FITTED KITCHEN DINER · FAMILY BATHROOM · LAWNED GARDENS · OFF STREET PARKING & GARAGE TO THE REAR · VIEW VIA OUR BARTON OFFICE

Traditional 3-bed semi in Barton-Upon-Humber. Needs modernisation. No chain. Gardens, off-street parking, garage, external WC. Ideal for investors or families. EPC D. Council Tax Band A.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- TRADITIONAL SEMI DETACHED HOUSE
- NO UPWARD CHAIN
- IN NEED OF MODERNISING THROUGHOUT
- 3 BEDROOMS
- FRONT BAY LOUNGE & FITTED KITCHEN DINER
- FAMILY BATHROOM
- LAWNED GARDENS
- OFF STREET PARKING & GARAGE TO THE REAR
- VIEW VIA OUR BARTON OFFICE





Entrance Hall

Includes a front uPVC double glazed entrance door, traditional single flight staircase leads to the first floor accommodation with open spell balustrading and adjoining grab rail and an internal door allows access off to;

Front Living Room

13' 6" x 13' 1" (4.11m x 4.00m)

With a front bay uPVC double glazed window, a log gas effect fireplace, TV input, a built-in under the stairs storage cupboard and an internal door allows access off to;



Kitchen Diner

8' 7" x 16' 2" (2.62m x 4.94m)

Including a dual aspect with rear and side uPVC double glazed windows and a rear uPVC double glazed entrance door allows access to the garden. The kitchen includes a range of low level and high level white fronted units with central drawer units, tiled flooring to the kitchen area with a single stainless steel sink unit with block mixer tap and drainer to the side, space for a free standing cooker, space for a fridge freezer and a wall mounted gas boiler.

First Floor Landing

Includes a side uPVC double glazed window with frosted glazing, loft access and doors leading off to;





Master Bedroom 1

13' 5" x 10' 2" (4.10m x 3.10m)

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

Rear Double Bedroom 2

8' 7" x 10' 2" (2.62m x 3.10m)

With a rear uPVC double glazed window.

Front Bedroom 3

6' 11" x 5' 7" (2.10m x 1.71m)

With a front uPVC double glazed window.

Main Family Bathroom

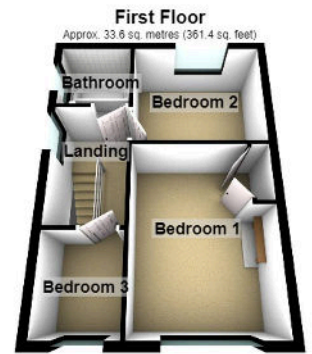
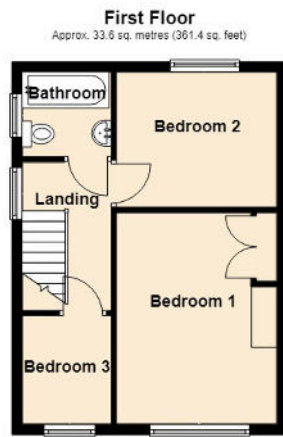
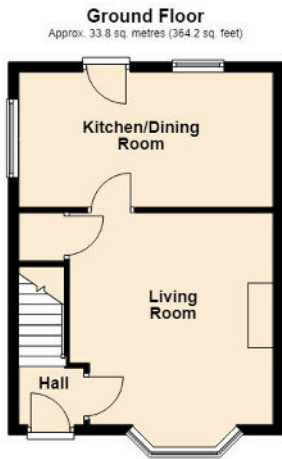
5' 4" x 5' 6" (1.63m x 1.67m)

With a side uPVC double glazed window with frosted glazing and a three piece suite comprising a low flush WC, a wall mounted wash hand basin with tiled splash backs and a panelled bath.

Grounds

The rear of the property provides an enclosed lawned garden with hard standing seating area, vehicle access from the rear leads to a sectional garage and a storage shed. The property includes a brick built building adjoining the property and side access leads to a front lawned garden with boundary picket fencing and a pathway leading to the front entrance.





Total area: approx. 67.4 sq. metres (725.5 sq. feet)

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		81
(69-80)	C		
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	