



10 Middlegate Close, BARROW, DN19 7SR

New £175,000



- Chain Free
- Well Presented Throughout
- Great Sized Reception Room
- Off Road Parking
- Gas Central Heating
- Quiet Cul De Sac Location
- Large Kitchen Diner
- Split Level Enclosed Rear Garden
- uPVC Double Glazing

Bell Watson are pleased to market for sale this well proportion and maintained semi detached property in a quiet Cul De Sac location of Barrow. The property briefly comprises, entrance hall, large dining kitchen, great sized reception room and ground floor WC. The first floor provides three well proportioned bedrooms and a stylish family bathroom. Outside you will find off road parking to the front with a low maintenance fully enclosed split level rear garden. Excellent opportunity for a first time buyer or investor.



LOCATION

The village of Barrow upon Humber boasts several historic buildings within its Conservation Area together with the picturesque Holy Trinity Church and is located approximately three miles east of Barton on Humber close to the south bank of the Humber. The A15 is located approximately 4 miles distant providing access to the north via the Humber Bridge to East Yorkshire and the City of Hull and to the south via the A18/M180 to Grimsby, Scunthorpe and the national motorway network. Humberside airport is approximately 9 miles away.

ACCOMMODATION

Well maintained and arranged over two floors.

HALL

Enter the property via the uPVC front door into a spacious hallway having a pendant light to the ceiling, a central heating radiator and wood effect laminated flooring.

KITCHEN DINER 4.31m (14' 2") x 3.02m (9' 11")

Fitted with a range of white high gloss wall and base units with complimentary counter tops having tiled splash backs incorporating a 1.5 stainless steel sink with chrome mixer tap, an integrated gas hob with stainless steel extractor over and an electric fan assisted oven. There is an under counter recess with plumbing for a washing machine and space for an under counter fridge and tumble dryer. There is ample space for a dining table, a light fitting to the ceiling, a uPVC double glazed window to the front aspect plus external door to the side, a central heating radiator and tiled effect cushion flooring.

LOUNGE 5.25m (17' 3") x 3.58m (11' 9")

A large reception room runs the width of the property and enjoys uPVC double glazed french doors that open to the rear garden. There is a gas fire with wooden surround, a light fitting and coving to the ceiling as well as wall lighting, a uPVC double glazed window, two central heating radiators and carpeted flooring.

GROUND FLOOR WC 1.88m (6' 2") x 0.80m (2' 7")

Comprises a wall mounted wash basin with tiled splash back and low flush WC. There is a uPVC obscure double glazed window to the front aspect, a pendant light to the ceiling and vinyl tile flooring.

LANDING

Climb the carpeted stairs to the first floor landing with pendant light and loft access to the ceiling and internal doors leading to the bedrooms and bathroom.

BEDROOM ONE 4.43m (14' 6") x 3.01m (9' 11")

Having a uPVC double glazed window to the rear elevation, a pendant light to the ceiling, a central heating radiator and carpeted flooring.

BEDROOM TWO 3.48m (11' 5") x 3.01m (9' 11")

Having a uPVC double glazed window to the front elevation, a pendant light to the ceiling, a central heating radiator and carpeted flooring.

BEDROOM THREE 2.58m (8' 6") x 2.08m (6' 10")

Having a uPVC double glazed window to the rear elevation, a pendant light to the ceiling, a central heating radiator and carpeted flooring.

BATHROOM 2.61m (8' 7") x 2.04m (6' 8")

A stylish fully tiled bathroom incorporates a P shaped bath having a mains shower over, a vanity sink with storage unit and chrome mixer tap, a closed couple WC and a chrome heated towel rail. There is a uPVC obscure double glazed window to the front elevation, a light fitting to the ceiling and tile effect cushion flooring.

OUTSIDE

The front of the property is served by a block paved driveway providing off road parking with a cold water tap and path leading to the secure timber side gate gaining access to the rear garden. The split level rear garden is fully enclosed via fencing having a slabbed patio area with dwarf brick wall and steps down to the lawn and timber shed.

SERVICES (not tested)

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

FIXTURES AND FITTINGS

All light fittings, floor coverings and integrated appliances are to be included within the sale of the property.

COUNCIL TAX

The Council Tax band for this property is Band B as confirmed by North Lincolnshire Council.



PROPERTY MISDESCRIPTION

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