



61 Hawthorn Avenue, BRIGG, DN20 8PF

Reduced £123,000



- Chain Free
- Excellent First Time Purchase
- Three Bedrooms
- Gas Central Heating
- Off Road Parking & Garage
- Vacant Possession
- South West Facing Rear Garden
- Open Fireplace
- uPVC Double Glazing

**\*\*ATTENTION FIRST TIME BUYERS\*\*** Bell Watson Estate Agents bring to the market this **THREE BEDROOMED** end terrace property in central Brigg providing entrance hall, lounge, kitchen and bathroom to the ground floor, with the first floor offering three bedrooms. There is off road parking, a detached garage and good sized rear garden. Being sold chain free and vacant, this is an excellent opportunity for a first time buyer or investor.



## LOCATION

Located within a short walking distance of primary and secondary schools and the market town of Brigg offering abundant amenities to include, supermarkets, local shops, restaurants and public houses. Located within close easy access of M180 motorway. Barnetby Railway station 4 miles and Humberside International Airport 8 miles distant.

## ENTRANCE HALL

Enter the property via the uPVC front door into a hallway with pendant light to the ceiling, a central heating radiator, stairs to the first floor and carpeted flooring.

## LOUNGE 4.09m (13' 5") x 3.46m (11' 4")

To the front of the property enjoying an open fire with ornate surround. There is a pendant light to the ceiling, a central heating radiator, a uPVC double glazed window and solid wood flooring.

## KITCHEN 3.80m (12' 6") x 2.67m (8' 9")

Providing a range of high and low level units with complementary worktops and tiled splash backs. The kitchen includes an integrated electric oven and gas hob with extractor over and an under counter recess with plumbing for a washing machine. A 1.5 stainless steel sink with chrome mixer tap sit under a uPVC double glazed window to the rear aspect, a light fitting to the ceiling, a central heating radiator and tiled flooring.

## REAR HALL

The tiled flooring continues through to the rear hallway where there is ample under stair storage space, a central heating radiator, a light to the ceiling and uPVC double glazed external door.

## BATHROOM 1.85m (6' 1") x 1.66m (5' 5")

Fitted with a bathroom having a mains shower over and tiled surround, a pedestal wash basin and low flush WC. There is a uPVC obscure double glazed window to the rear aspect, a light to the ceiling, a central heated towel rail and tiled flooring.

## LANDING

Climb the stairs to the first floor carpeted landing with light fitting and loft access to the ceiling.

## BEDROOM ONE 5.00m (16' 5") x 3.38m (11' 1")

With a uPVC double glazed window to the front elevation, a pendant light to the ceiling, a central heating radiator, a built in cupboard housing the hot water tank and new carpeted flooring.

## BEDROOM TWO 2.45m (8' 0") x 2.96m (9' 9")

To the rear of the property with a uPVC double glazed window, pendant light to the ceiling, a central heating radiator and newly fitted carpeted.

## BEDROOM THREE 2.43m (8' 0") x 2.06m (6' 9")

To the rear of the property with a uPVC double glazed window, pendant light to the ceiling, a central heating radiator and newly fitted carpeted.

## OUTSIDE

The property enjoys a good sized South West Facing rear garden with hard standing patio area, lawn and a raised decking area. The front is low maintenance and bordered with a brick wall. There is off road parking and a detached garage with lighting, electric, a timber window to the side and up and over main door measuring 4.81m x 2.35m.

## FIXTURES AND FITTINGS

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

## SERVICES (not tested)

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

## COUNCIL TAX

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



#### PROPERTY MISDESCRIPTION

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