



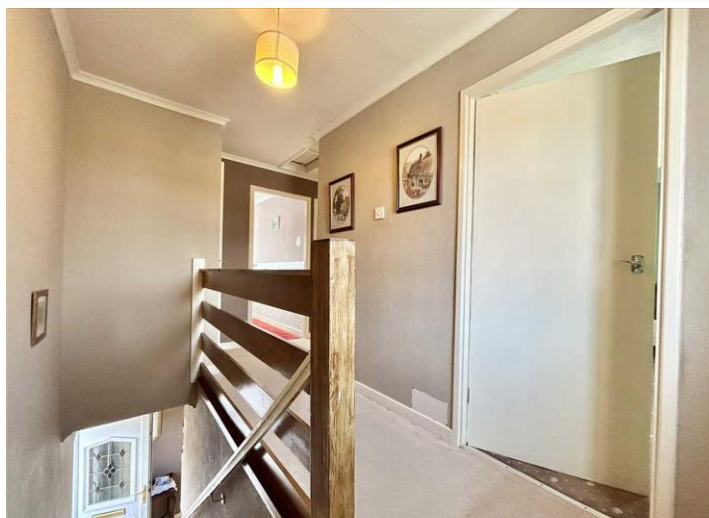
102 Brooklands Avenue, Broughton, DN20 0DY

New £140,000



- Modern Gas Combination Boiler
- Ample off Road Parking & Garage
- Dining Kitchen
- Two Double Bedrooms
- Requires a Scheme of Moderisation
- Vacant Possession
- Larger Than Average Rear Garden
- Ground Floor WC
- Well maintained

****ATTENTION FIRST TIME BUYERS**** Bell Watson welcome to the market this well proportioned two bed semi detached property ideally located in the heart of Broughton. The property may require a scheme of modernisation however, the boiler has been upgraded to a modern gas combination boiler. The property briefly comprises a spacious hallway, lounge, dining kitchen and ground floor WC with the first floor providing two double bedrooms and a large family bathroom. There are gardens to the front and rear and off road parking leading to the detached garage.



LOCATION

The property is located in the very popular town of Broughton which offers local shops, pre-school and primary schooling, public houses, public transport connections, church, sports ground and village hall with adjoining library. With the market town of Brigg located 5 miles distant offering further shopping facilities, restaurants, public houses and secondary schooling. M180, Humberside International Airport and the Humber Bridge road link are all close by for commuting purposes.

ACCOMMODATION

Arranged over two floors, having been well maintained requiring a scheme of modernisation.

HALL

Enter the property via the uPVC side door into an entrance hall having coving and a pendant light to the ceiling, a central heating radiator and wood effect laminate flooring.

KITCHEN 3.27m (10' 9") x 2.76m (9' 1")

This dining kitchen provides a range of wall and base units fitted with wood effect counter tops having tiled splash backs and a stainless steel sink with chrome mixer tap. There is space for a free standing cooker, fridge freezer and an under counter recess with plumbing for a washing machine. A light fitting to the ceiling, a central heating radiator, a uPVC double glazed window to the rear aspect and tiled effect cushion flooring.

LOUNGE 5.92m (19' 5") x 3.61m (11' 10")

A front facing lounge enjoys a central electric fire with marble surround. There are two uPVC double glazed windows, a light fitting and coving to the ceiling, two central heating radiators, carpeted flooring and a large under stairs walk in cupboard.

REAR HALL

A continuation of the main hallway having a uPVC external door to the rear garden

GROUND FLOOR WC

Providing a low flush WC and pedestal wash basin having a light fitting to the ceiling, a uPVC obscure double glazed window to the side aspect, a central heating radiator and tiled effect cushion flooring.

LANDING

Climb the carpeted stairs to the first floor landing having a uPVC double glazed window to the front elevation, coving light fitting and loft access to the ceiling and a built in cupboard house the ATAG gas combination boiler.

BEDROOM ONE 4.01m (13' 2") x 3.63m (11' 11")

Fitted with built in wardrobes having a uPVC double glazed window to the front elevation, coving and pendant light to the ceiling, a central heating radiator and carpeted flooring.

BEDROOM TWO 3.46m (11' 4") x 3.30m (10' 10")

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

BATHROOM 2.94m (9' 8") x 2.37m (7' 9")

A spacious four piece family bathroom is fitted with a fully tiled corner enclosure with electric shower, a central bath tub, a pedestal wash basin and low flush WC. There is a uPVC double glazed window to the rear elevation, a light fitting to the ceiling, a central heating radiator and carpeted flooring.

OUTSIDE

The property enjoys a well established stoned front garden with plenty of off road parking leading to the garage. The secure and fully enclosed large rear garden is mainly laid to lawn with a hard standing patio area.

FIXTURES AND FITTINGS

Any integrated appliances, light fittings 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. The modern gas boiler has just been serviced.

COUNCIL TAX

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



PROPERTY MISDESCRIPTION

Conditions under which particulars are issued: Bell Watson & Co - for themselves and for their vendors or lessors of this property whose agents they are give notice that i) the particulars are set out as a general outline only for the guidance of the intending purchasers or lessees and do not constitute, or constitute part of an offer or contracts: ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith but without responsibility on the part of the vendor, lessor, Bell Watson & Co or their employees. Any intending purchaser or lessee should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them: iii) no person in the employment of Bell Watson & Co has any authority to make or give representations or warranty whatsoever in relation to the property; iv) all rentals and prices are quoted exclusive of VAT where applicable; v) Bell Watson & Co will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.

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