



6 Garden Street, BRIGG, DN20 8HE

Offers over £130,000



- Refurbished Townhouse
- Modern Fitted Kitchen
- Ground Floor Three-Piece Family Bathroom
- Ideal Purchase for Investors/First Time Buyers
- No Upward Chain!!
- Three Generous Bedrooms
- Generous Open Plan Lounge/Dining Area
- Walking Distance to Brigg Town Centre Amenities
- Vacant Possession
- No Upward Chain!!

*****ARE YOU LOOKING FOR AN EXTENSIVELY REFURBISHED PROPERTY THAT IS IN TURNKEY CONDITION AND BENEFITS FROM A PRIME TOWN CENTRE LOCATION?*****

Bell Watson is pleased to present this traditional terraced home that has been comprehensively refurbished to an exceptional standard, seamlessly blending period charm with modern living that is situated in the heart of the highly desirable market town of Brigg.

The well-appointed accommodation briefly comprises an inviting front living room, which flows effortlessly into a



LOCATION

Perfectly positioned within the heart of Brigg, the property enjoys immediate access to the town's vibrant centre. A short stroll brings you to a wide range of amenities, including well-known supermarkets, a selection of independent boutiques, popular cafés, and reputable schools and nurseries. This highly convenient location effortlessly combines everyday practicality with the charm of a thriving market town, making it ideal for families, professionals, and those seeking a well-connected community lifestyle.

ACCOMODATION

The spacious accommodation is arranged over two floors.

REAR ENTRANCE HALLWAY

Enter the property via the rear entrance porch that benefits from laminate flooring and allows access into the kitchen and bathroom.

KITCHEN 2.83m (9' 3") x 3.10m (10' 2")

Featuring a side-facing uPVC double glazed window, the kitchen is fitted with a contemporary range of wooden beech fronted units with brushed aluminium handles, complemented by patterned worktops and subway tiled splashbacks. The space includes a one-and-a-half bowl stainless steel sink with drainer and a mixer tap, a built-in stainless-steel four-ring gas hob with oven beneath, and an overhead canopy extractor. Laminate flooring flows throughout, with provision for appliances and plumbing. A wall-mounted Ideal gas-fired central heating boiler completes the room.

LOUNGE 3.65m (12' 0") x 3.15m (10' 4")

A stylish composite entrance door with decorative leaded uPVC double glazing opens into the property, complemented by an elegant front-facing vertical sliding sash-style uPVC double glazed window. The space is finished with contemporary laminate flooring and features open-plan access leading seamlessly through to dining area.

DINING ROOM 3.60m (11' 10") x 3.17m (10' 5")

Featuring a staircase rising to the first-floor accommodation with a useful under-stairs storage cupboard, the space continues with the same stylish laminate flooring and provides access through to the kitchen.

GROUND FLOOR BATHROOM 2.87m (9' 5") x 2.06m (6' 9")

The partially tiled bathroom is fitted with a modern white three-piece suite comprising a low-level WC, a pedestal wash hand basin and a bath that features a mixer tap and an electric shower above. A uPVC double-glazed window provides natural light, and benefits from a radiator, and is finished with vinyl flooring.

LANDING

The landing allows access into the three bedrooms and loft access.

BEDROOM ONE 3.68m (12' 1") x 3.20m (10' 6")

Located to the rear of the property, having a uPVC double glazed window, a pendant light fitting to the ceiling, a central heating radiator and carpeted flooring.

BEDROOM TWO 2.77m (9' 1") x 3.23m (10' 7")

Bedroom two features a uPVC double-glazed sash window to the front aspect and benefits from a ceiling pendant light fitting, a central heating radiator and carpeted flooring.

BEDROOM THREE 2.30m (7' 7") x 3.20m (10' 6")

Featuring a uPVC double-glazed sash window to the front elevation, the room is complemented by a ceiling light fitting, a central heating radiator and carpeted flooring.

OUTSIDE

The property benefits from a shared passageway, which is used in conjunction with two neighbouring homes, offering practical and secure access to the side entrance door. Within this passageway, there is a shallow bin store, providing a convenient and discreet location for waste and recycling storage.

FIXTURES AND FITTINGS

All built-in appliances, light fittings and fixed floor coverings are to be included within the sale of the property.

SERVICES (not tested)

Mains electricity and gas, 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.

Ground Floor
Approx. 41.7 sq. metres (448.8 sq. feet)



First Floor
Approx. 30.9 sq. metres (333.0 sq. feet)



PROPERTY MISDESCRIPTION

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