



6 Elizabeth Court, Western Avenue, BRIGG

New £95,000



- First Floor Flat
- Two Double Bedrooms
- Modern Shower Room
- uPVC Double Glazing
- Vacant Possession
- Deceptively Spacious
- Private Garden
- Secure Outhouse
- Gas Central Heating

Bell Watson Estate Agents are pleased to market for sale this deceptively spacious first floor flat. Situated in on the outskirts of Brigg, however still conveniently located. Briefly comprising an entrance hallway, breakfasting kitchen, inner hall, main reception room, two double bedrooms and a modern shower room.. Outside there is a private garden benefiting a slabbed patio area, lawn, timber shed, a secure outhouse and an under stairs secure storage cupboard.



LOCATION

Located in close proximity of the highly regarded primary and secondary schools in the market town of Brigg which offers 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.

ACCOMMODATION

Arranged over the first floor accessed via external stairs.

ENTRANCE HALL

Climb the external stair case located to the side of the property and enter via a uPVC door into the hallway having a large built in cupboard housing the gas combination boiler, spotlights and loft access to the ceiling, a central heating radiator and wood effect laminated flooring.

KITCHEN 2.85m (9' 4") x 2.91m (9' 7")

Providing a range of high and low level beech effect units fitted with complementary worktops, tiled splash backs and a 1.5 stainless steel sink with chrome mixer tap. Space for a free standing cooker having a fitted extractor over, an under counter recess with plumbing for a washing machine and space for a free standing fridge freezer. There are two uPVC double glazed windows to the side and rear elevations, a light fitting to the ceiling, a central heating radiator and tiled flooring.

LOUNGE 4.43m (14' 6") x 3.63m (11' 11")

Enjoying a central gas fire with marble hearth and timber surround. There is a uPVC double glazed window to the rear elevation, a light fitting to the ceiling, a central heating radiator and wood effect laminate flooring.

BEDROOM ONE 3.58m (11' 9") x 3.92m (12' 10")

Situated to the front of the property having a pendant light and coving to the ceiling, a uPVC double glazed window, a central heating radiator and carpeted flooring.

BEDROOM TWO 4.66m (15' 3") x 3.00m (9' 10")

Also located to the front having a pendant light and coving to the ceiling, two uPVC double glazed windows, a central heating radiator, built in wardrobes and carpeted flooring.

SHOWER ROOM 2.28m (7' 6") x 1.69m (5' 7")

A modern fully tiled shower suite incorporates a combination vanity unit to include a WC, wash basin and storage and a walk in electric shower. There is a light fitting to the ceiling, a uPVC obscure double glazed window to the rear elevation and a central heated towel rail.

OUTSIDE

This flat benefits having its own private garden being mainly laid to lawn with a slabbed patio area. There is a timber shed in the garden, a lockable understairs store cupboard and secure brick out building.

FIXTURES AND FITTINGS

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

SERVICES (not tested)

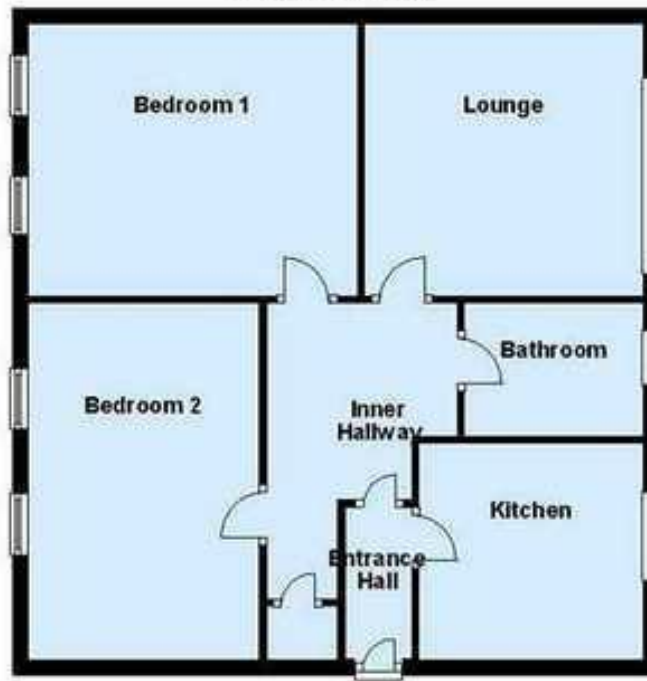
Mains gas, electricity, water and drainage are all understood to be connected to the property.

COUNCIL TAX

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



Ground Floor



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.



These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.