



3 O'Hanlon Avenue, BRIGG, DN20 8DE

New £265,000

- Fully Refurbished Throughout
- Large Dining Kitchen
- Three Double Bedrooms
- Off Road Parking
- Vacant & Chain Free

- Desirable & Sought After Location
- Stylish Shower Room
- Good Sized Rear Garden
- Garage



Bell Watson Estate Agents bring to the market for sale this well proportioned detached bungalow located in a highly desired area of Brigg. The property has been fully renovated throughout to include a high quality kitchen, shower room and briefly comprises a spacious entrance hallway, a large kitchen dining room, main reception room, three double bedrooms and a shower room. Externally you will find gardens to the front and rear, off road parking and a garage. Viewing comes highly recommended!



LOCATION

Located within a short walking distance of the market town of Brigg which offers an abundant range of amenities including supermarkets, local shops, restaurants and public houses. Also located within close and easy access of the M180 motorway, Barnetby Railway station approx 4 miles away and Humberside International Airport 8 miles distant.

HALL

Enter the property via the uPVC double glazed door into a spacious hallway having a pendant light, coving and loft access to the ceiling, a central heating radiator and LVT wood effect flooring.

LOUNGE 4.84m (15' 11") x 3.66m (12' 0")

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

DINING KITCHEN 4.19m (13' 9") x 3.19m (10' 6")

A high quality fitted kitchen provides a range of wall and base units incorporating complementary work tops, a composite sink with chrome flexi mixer tap, an integrated oven and ceramic hob with built in extractor above, a fridge freezer and an under counter recess with plumbing including the free standing washing machine. There is a light fitting and coving to the ceiling, a vertical central heated radiator, under counter blow heater, wood effect LVT flooring a uPVC double glazed window to the rear as well as an external door to the side leading to the rear garden.

BEDROOM ONE 3.78m (12' 5") x 2.41m (7' 11")

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

BEDROOM TWO 3.47m (11' 5") x 2.89m (9' 6")

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

BEDROOM THREE 3.17m (10' 5") x 2.75m (9' 0")

Providing a built in cupboard housing the combination boiler, a pendant light and coving to the ceiling, a uPVC double glazed window to the side aspect, a central heating radiator and carpeted flooring.

SHOWER ROOM 2.51m (8' 3") x 1.67m (5' 6")

A high quality newly fitted shower room provides a walk in shower enclosure providing a main shower with both rainfall and hand held shower heads and mermaid board surround. A combination unit to include a wash basin with chrome mixer tap, WC and storage cupboards. There is a chrome central heating towel rail, a light fitting to the ceiling, two uPVC obscure double glazed windows to the side aspect and cushion flooring.

OUTSIDE

The front is mainly laid to lawn with a dwarf brick wall boundary, a driveway for at least two vehicle leads to the garage and a path runs the perimeter of the bungalow to the rear garden. The rear garden is currently sectioned with the first section being lawned with a timber shed and the back section being a hard standing area with timber pergola and green house.

GARAGE 5.24m (17' 2") x 2.44m (8' 0")

Having an up and over door to the front, fitted with lighting and electricity, a uPVC double glazed window and timber side door opening to the rear garden.

SERVICES (not tested)

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

FIXTURES AND FITTINGS

All brand new integrated and free standing appliances and floor coverings are to be included within the sale of the property.

COUNCIL TAX

The Council Tax Band for this property is Band C 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.

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.

