



5 St Marys Avenue, BARNETBY, DN38 6HU

New £120,000



- Chain Free
- Dining Kitchen
- Front & Rear Gardens
- Gas Central Heating
- Central Village Location
- Three Good Sized Bedrooms
- uPVC double Glazing
- Council Tax Band A



Bell Watson Estate Agents bring to the market this **THREE BEDROOMED** mid - terraced property centrally located in Barnetby. The property briefly comprises an entrance porch, hallway, reception room, dining kitchen, shower room and separate WC to the ground floor with the first floor offering three good sized bedrooms. Externally you will find front and rear gardens. On street parking, gas central heating and uPVC double glazing throughout.



## LOCATION

This well located village has the benefit of a Post Office, doctors surgery, and selection of shops and pubs together with a well regarded primary school. Excellent transport links include a railway station with links to the East Coast Mainline, the M180/A15/A180 interchange is close by and Humberside Airport is approximately 4 miles away with daily international links

## PORCH & HALLWAY

Enter the property via a uPVC front door into a porch having an additional uPVC door into the hall with a pendant light to the ceiling, a uPVC double glazed window to the front, a central heating radiator and carpeted flooring.

## KITCHEN 3.54m (11' 7") x 3.79m (12' 5")

With plenty of space for a dining table this kitchen provides a range of wall and base units fitted with a complementary worktops with tiled splash backs and a stainless steel sink with chrome mixer tap. There are two light fittings to the ceiling, a uPVC double glazed window to the rear aspect, a central heating radiator and wood effect cushion flooring. The Alpha gas boiler is located here and there is a uPVC external door to the side entrance hallway.

## SIDE HALL

With uPVC external doors to the front and rear, a light fitting to the ceiling and a store cupboard.

## LOUNGE 6.10m (20' 0") x 3.00m (9' 10")

A spacious dual aspect reception room has a uPVC double glazed window to the front and door to the rear garden. There is an electric fire, a pendant light and coving to the ceiling, a central heating radiator and carpeted flooring.

## SHOWER ROOM 1.54m (5' 1") x 1.40m (4' 7")

A wet room fitted with electric shower, a wall mounted wash basin with chrome mixer tap and a chrome central heated towel rail. There is a light fitting and roof scape access to the ceiling, a uPVC obscure double glazed window to the front.

## WC

Having a low flush WC. There is a uPVC obscure double glazed window to the front aspect and light to the ceiling.

## LANDING

The carpeted stairs lead to the first floor landing with a pendant light to the ceiling, a uPVC double glazed window to the front elevation and a built in cupboard housing the hot water tank.

## BEDROOM ONE 4.33m (14' 2") x 2.84m (9' 4")

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

## BEDROOM TWO 3.29m (10' 10") x 2.84m (9' 4")

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

## BEDROOM THREE 3.25m (10' 8") x 2.35m (7' 9")

With a uPVC double glazed window to the front elevation, a pendant light to the ceiling, a central heating radiator and carpeted flooring.

## OUTSIDE

The front garden is enclosed via fencing with gavelled hand standing for low maintenance. The rear garden is also enclosed and private with a lawned area, patio area and timber sheds.

## FIXTURES AND FITTINGS

All 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 understood to be connected to the property.

## COUNCIL TAX

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





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