

Queens Avenue, DN18 5QN

OFFERS INVITED BETWEEN
£130,000-£140,000

THREE BEDROOM END TERRACE HOUSE - FULL HEIGHT EXTENSION - FIRST FLOOR
BATHROOM - MATURE REAR GARDEN - IDEAL FIRST TIME BUYER/INVESTMENT
PROPERTY





Summary: This three bedroom end terrace house benefits from a full height extension and boasts a first floor bathroom. The property benefits from gas central heating and UPVC double glazing and briefly comprises lounge, dining room, fitted kitchen, to the first floor three bedrooms and bathroom. Outside is a front forecourt and rear garden.

Location: The market town of Barton on Humber with its many fine Georgian buildings is situated on the south bank of the River Humber. The town has a selection of shops, primary and secondary schooling and sports facilities at the Baysgarth Leisure Centre. The A15 is located within a short driving distance providing access to the north via the Humber Bridge to East Yorkshire and the City of Hull and to the south via the A18/M180 to Grimsby, Scunthorpe and the national motorway network. Humberside airport is approximately eleven miles away and Barnetby Station is

approximately seven and a half miles away from which an intercity train service is available via Doncaster.

Accommodation: The property is arranged on two floors and briefly comprises as follows:

Lounge: With feature fireplace and Living Flame gas fire.

Dining Room: With built-in cupboard and staircase leading to the first floor.

Fitted Kitchen: With fitted floor units, wall cupboards and drawers, plumbing for automatic washing machine, inset sink unit and built-in oven, hob and hood.

First Floor

Bedroom 1: With built-in cupboard.

Bedroom 2

Bedroom 3



Bathroom: With panelled bath with electric shower over, wash hand basin, w.c. and fully tiled walls.

Outside: To the front of the property is a small walled forecourt garden whilst to the rear is a mature tropical style garden with pond, summerhouse and potting shed.

Central Heating: The property has the benefit of gas central heating.

Double Glazing: The property has the benefit of UPVC double glazing.

Council Tax: Council Tax is payable to the North Lincolnshire Council. From verbal enquiries we are advised that the property is shown in the Council Tax Property Bandings List in Valuation Band A.*

Fixtures & Fittings: Certain fixtures and fittings may be purchased with the property but may be subject to separate negotiation as to price.

Disclaimer: *The agent has not had sight of confirmation documents



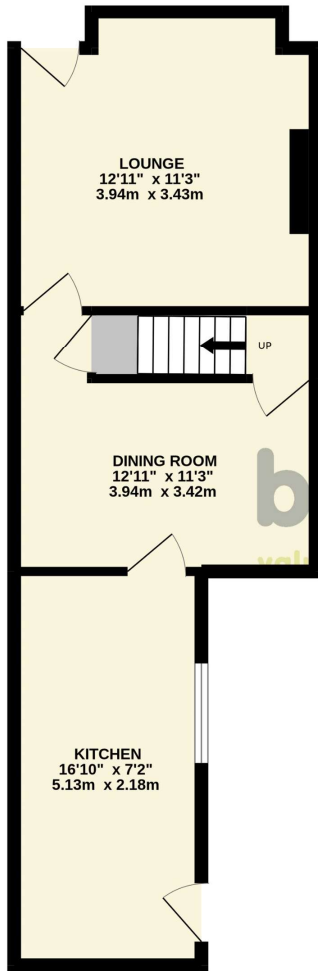
and therefore the buyer is advised to obtain verification from their solicitor or surveyor.

Viewings: Strictly by appointment with the sole agents.

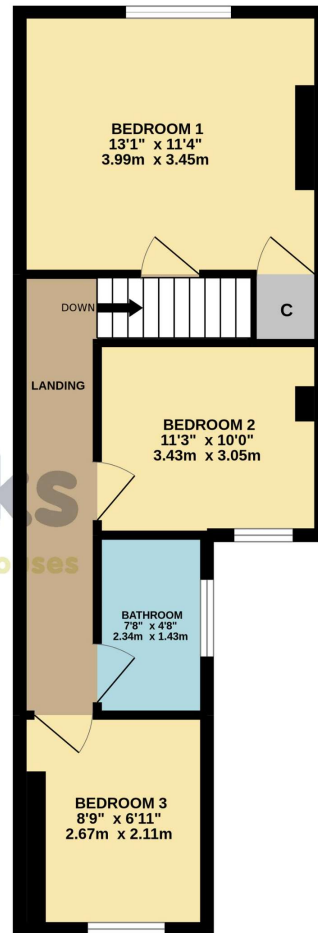
Mortgages: We will be pleased to offer independent advice regarding a mortgage for this property, details of which are available from our Barton office on 01652 462462. Independent advice will be given by Licensed Credit Brokers. Written quotations on request. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

Valuation/Market Appraisal: Thinking of selling or struggling to sell your house? More people choose beercocks in this region than any other agent. Book your free valuation now!

GROUND FLOOR
434 sq.ft. (40.4 sq.m.) approx.



1ST FLOOR
415 sq.ft. (38.6 sq.m.) approx.



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TOTAL FLOOR AREA : 850 sq.ft. (78.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating

| | Current | Potential |
|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | |
| (92+) A | | |
| (81-91) B | | 82 |
| (69-80) C | | |
| (55-68) D | 59 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England, Scotland & Wales | EU Directive 2002/91/EC | |

BARTON

10 HIGH STREET, BARTON-UPON-HUMBER, NORTH LINCOLNSHIRE, DN18 5PD

T. 01652 462462

E. BARTON@BEERCOCKS.COM

