



1 BRIGG ROAD

WRESSLE | BRIGG

A 3 bedroom extended semi-detached traditional property with a large family garden and excellent potential and scope for improvements. The property briefly comprises of Living Room, Dining Room, breakfasting kitchen, ground floor wet room and to the first floor are 3 bedrooms. The property is being sold with the benefit of no onward chain for ease of purchase.

£125,000

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BROWN & CO

Property and Business Consultants

1 BRIGG ROAD, WRESSLE, BRIGG, NORTH LINCOLNSHIRE, DN20 0BP

LOCATION

Wressle lies on the outskirts of the village of Broughton which offers local shopping facilities, primary schooling, public house, Church and village hall. The market town of Brigg is located approximately five miles distant and offers further shopping facilities, restaurants, public houses and secondary schooling. Broughton is well placed for commuting to the major employment areas of the region with the M180 being close by.

DIRECTIONS

When traveling from Broughton on the High Street continue on towards Wressle Road, at the crossroads turn right and the property will be found on your left hand side.

ACCOMMODATION

Enter through uPVC double glazed door into

ENTRANCE LOBBY with stairs to first floor and door through to

LIVING ROOM 13'5" x 11'0" (4.10 x 3.35m) with uPVC double glazed front aspect window, central heating radiator, ceiling mounted light, feature effect fire with surround and door through to

DINING AREA 13'3" x 9'5" (4.05m x 2.88m) with central heating radiator, built in storage cupboards, ceiling mounted fan light, door through to

GROUND FLOOR WET ROOM with part tiled walls, central heating radiator, hand wash basin and pedestal, low level flush w.c. and walk-in shower area with wall mounted shower. Rear aspect uPVC double glazed frosted window, extractor fan and ceiling mounted light. Doors through to

STORAGE ROOM, under stairs storage with uPVC double glazed side aspect window.

UTILITY ROOM with uPVC double glazed side aspect window

KITCHEN 15'9" x 9'6" (4.80m x 2.91m) with a range of beech effect wall and base storage cupboards with complimenting laminate worktop, integrated double oven with electric hob, stainless steel extractor fan over. Part tiled splash backs, space and plumbing for washing machine, uPVC double glazed front aspect door, and a uPVC double glazed rear aspect door to rear garden.

FIRST FLOOR

LANDING with side aspect uPVC double glazed window, central heating radiator, door into

BEDROOM ONE 13'5" x 11'0" (4.09m x 3.35m) with front aspect uPVC double glazed window, central heating radiator, ceiling mounted fan light and door into storage cupboard housing combination boiler. Door into

BEDROOM TWO 9'1" x 9'5" (2.78m x 2.88m) with rear aspect uPVC double glazed window, central heating radiator, built in storage cupboards. Door into

BEDROOM THREE 7'1" x 6'6" (2.15m x 2.00m) with rear aspect uPVC double glazed window, central heating radiator.

OUTSIDE

Externally the front the property benefits from off-road parking with a drive way and front garden mainly laid to lawn with a side drive way leading to the rear garden housing a **garage**. At the rear there is an attractive family garden mainly laid to lawn with mature shrubbery and an outside seating patio area.

GENERAL REMARKS & STIPULATIONS

Tenure and Possession: The Property is freehold and vacant possession will be given upon completion. Council Tax: We are advised by North Lincolnshire District Council that this property is in **Band TBC**. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalizing their offer to purchase.

Floorplans: The floorplans within these particulars are for identification purposes only, they are representational and are not to scale. Accuracy and proportions should be checked by prospective purchasers at the property.

Hours of Business: Monday to Friday 9am - 5.30pm, Saturday 9am - 1pm.

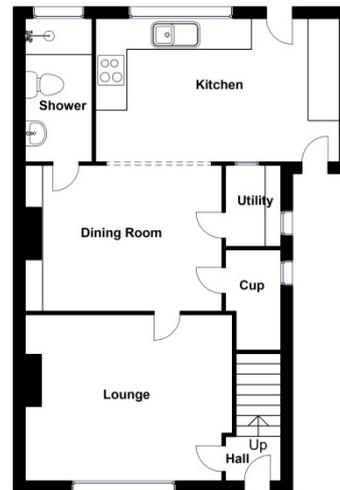
Viewing: Please contact the Retford office on 01777 709112.

Free Valuation: We would be happy to provide you with a free market appraisal of your own property should you wish to sell. Further information can be obtained from Brown & Co, Retford - 01777 709112.

Agents Note: In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the selling agent once an offer has been submitted and accepted (subject to contract) prior to solicitors being instructed.

Financial Services: In order to ensure your move runs as smoothly as possible we can introduce you to Fiducia Comprehensive Financial Planning who offer a financial services team who specialize in residential and commercial property finance. Their expertise combined with the latest technology makes them best placed to advise on all your mortgage and insurance needs to ensure you get the right financial package for your new home. Your home may be repossessed if you do not keep up repayments on your mortgage.

These particulars were prepared in May 2019.



IMPORTANT NOTICES

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