HUNTERS®

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# Birch Avenue

Brigg, DN20 8AP

Asking Price £160,000

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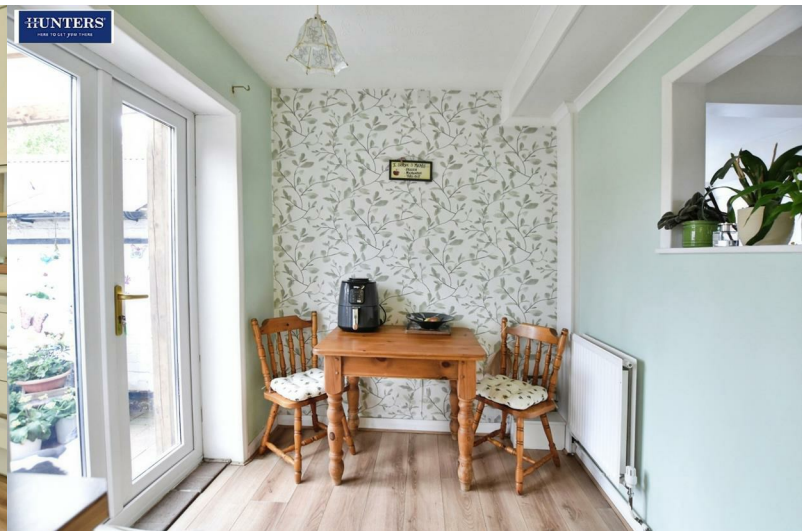
Council Tax: A



# 4 Birch Avenue

Brigg, DN20 8AP

## Asking Price £160,000

### Front
Gravel driveway to the front of the home, allowing for off road parking, leading to the garage at the rear.

### Garden
Beautifully presented garden to the rear, which offers a great space which is predominantly laid to lawn, with a partially covered patio seating area. The garden is surrounded with fencing and mature shrubs and hedging - offering a degree of privacy to the area.

### Lounge
13'8" x 12'7" (4.19m x 3.85m)
Good sized lounge to the front aspect of the home.

### Kitchen / Diner
17'0" x 11'6" (5.20m x 3.53m)
Fitte dkitchen / diner to the rear asepct of the home, with ample wall and floor units for storage. The kitchen also benefits from an integral oven, hob, extractor fan an dfridge / freezer. There are also patio doors accessing the garden.

### Bedroom 1
11'5" x 11'4" (3.50m x 3.46m)
Double bedroom to the front aspect of the home.

### Bedroom 2
11'7" x 9'4" (3.55m x 2.86m)
Double bedroom to the rear, offering fitted storage.

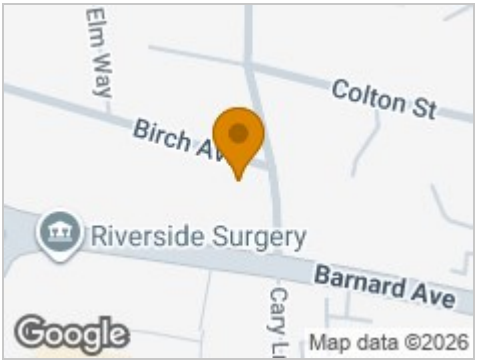
### Bedroom 3
7'10" x 7'8" (2.41m x 2.36m)

### Bathroom
6'9" x 6'0" (2.08m x 1.83m)
Fully tiled bathroom with neutral suite and walk in corner shower.

Tel: 01724 700000

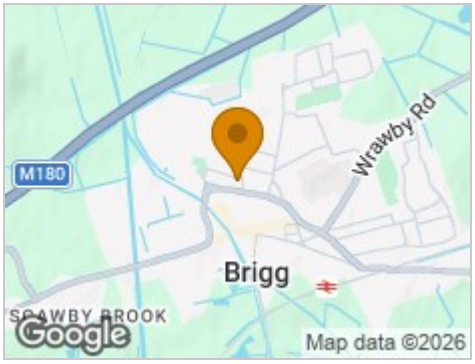
This great first-time buyer/family home, which is well presented throughout, briefly comprises: a generous front lounge, fitted kitchen/diner, three bedrooms and a bathroom. To the front of the home, there is a gravelled driveway area offering off-road parking, leading to the garage. To the rear of the property there is a good-sized, beautifully maintained, private garden, which is predominantly laid to lawn. In addition to this, the home benefits from a gas central heating system and double glazing.
This property is located in the popular market town of Brigg, close to local schools, amenities and bus routes. Within the town, there is a variety of individual shops and restaurants - and a regular market. Viewing advised!

## Road Map

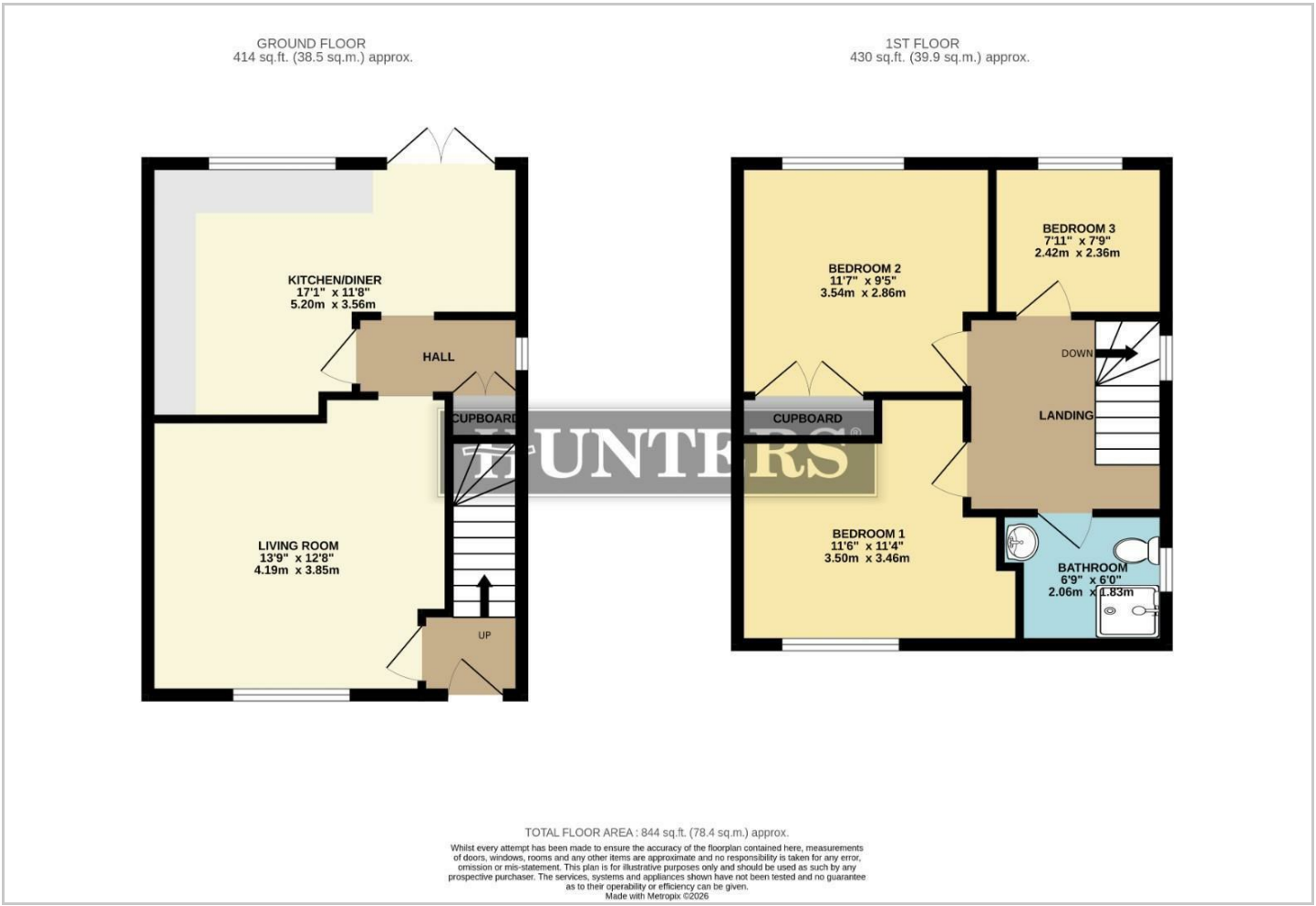



## Hybrid Map

## Terrain Map



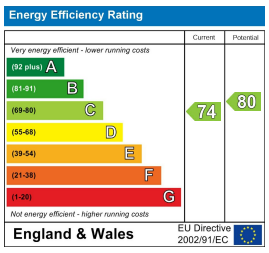

## Floor Plan

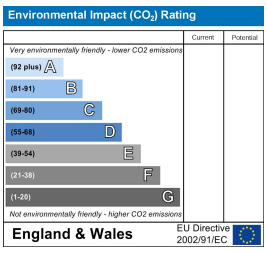



## Viewing

Please contact our Hunters Scunthorpe Office on 01724 700000 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph




These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.
**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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