



2 Beacon Avenue, Barton- Upon-Humber, North Lincolnshire. DN18 5DP

- A STUNNING TRADITIONAL SEMI-DETACHED HOUSE
- LARGE DOUBLE STOREY REAR EXTENSION
- QUIET WELL REGARDED RESIDENTIAL AREA
- 3 RECEPTION ROOMS
- 3 DOUBLE BEDROOMS
- FEATURE OPEN PLAN DINING KITCHEN
- MODERN FAMILY BATHROOM
- PRIVATE ENCLOSED REAR GARDEN
- FRONT DRIVEWAY
- VIEW VIA OUR BARTON OFFICE



PROPERTY DESCRIPTION

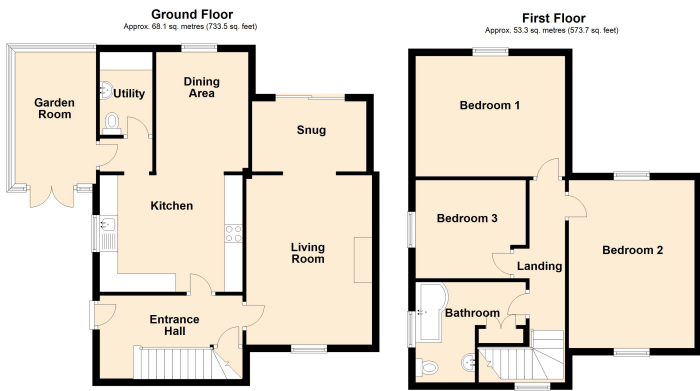
**** LARGE DOUBLE STOREY REAR EXTENSION ** 3 RECEPTION ROOMS ** CUL-DE-SAC LOCATION **** A deceptively large traditional semi-detached family home, peacefully positioned within a small cul-de-sac and within a well-regarded residential area. The superbly presented and extended accommodation comprises, entrance hallway, fine main front living room, rear study, a most attractive fitted dining kitchen with an inner hallway leading to a side garden room and a utility/cloakroom. The first floor provides three generous bedrooms and a modern fitted family bathroom. Occupying a superb 'wedge' shaped plot allowing for ample parking to the front with gated access to a private enclosed rear garden that comes principally laid to lawn with a substantial raised flagged patio. Finished with full uPvc double glazing and a modern gas fired central heating system. NOT TO BE MISSED. View via our Barton office. EPC Rating: D, Council Tax Band: B



ROOM DESCRIPTIONS

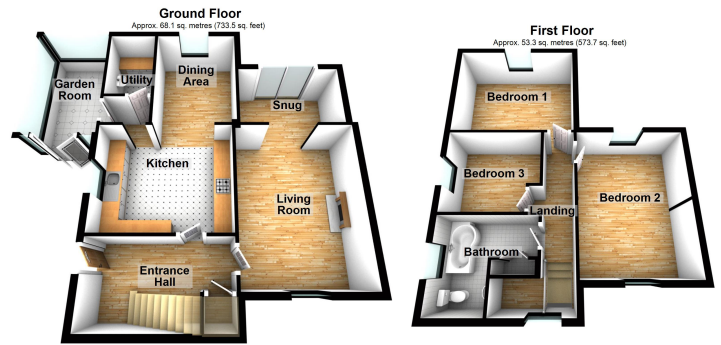


FLOORPLAN & EPC



Total area: approx. 121.4 sq. metres (1307.2 sq. feet)

Floor plans are intended to give a general indication of the layout only. All images and dimensions are not intended to form part any contract or warranty. Plan produced using PlanUp.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D	65	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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