



24 West Acridge, Barton-upon-Humber, Lincolnshire DN18 5AN

£145,000

EPC Rating: D Council Tax: Band A Freehold

Property Summary

**** NO UPWARD CHAIN ** IDEAL FIRST TIME BUY **** A fine traditional semi-detached home, located in a sought after residential area close to all local town amenities. The property provides well maintained and proportioned living accommodation briefly comprising, front lounge, central dining room, galley kitchen, rear porch leading to a ground floor bathroom and three generous bedrooms. Occupying a generous mature rear garden. Finished with full Upvc double glazing and a modern gas fired central heating system. Viewing comes highly recommended. View via our Barton office. Council Tax Band: A, EPC Rating: D.

Features

- TRADITIONAL SEMI DETACHED HOUSE
- NO UPWARD CHAIN
- SOUGHT AFTER RESIDENTIAL AREA
- 3 BEDROOMS
- 2 RECEPTION ROOMS
- GALLEY STYLE KITCHEN
- GROUND FLOOR BATHROOM
- LARGE REAR GARDEN
- IDEAL FIRST TIME BUY
- VIEW VIA OUR BARTON OFFICE

Room Descriptions

FRONT LIVING ROOM

3.25m x 3.85m (10' 8" x 12' 8"). With a front uPVC double glazed window with adjoining uPVC double glazed window with inset patterned glazing, TV input, wall to ceiling coving and an internal pine door that allows access through to;

INNER HALLWAY

With a single flight staircase leading to the first floor accommodation with adjoining grabrail and a pine internal door allowing access through to;

CENTRAL DINING ROOM

3.38m x 3.85m (11' 1" x 12' 8"). With a rear uPVC double glazed window, TV input, a feature inset recessed bricked fireplace with slate tiled hearth and oak mantle, a spacious under the stairs storage cupboard and an internal pine door which allows access to;

GALLEY KITCHEN

1.91m x 3.55m (6' 3" x 11' 8"). With a side uPVC double glazed window and a range of oak shaker style low level units, drawer units and wall units with brushed aluminum style pulls with a patterned working top surface incorporating a single porcelain sink bowl unit with block mixer tap and drainer to the side, space for a free standing cooker, ceiling spotlights, extractor fan, wall to ceiling coving, separate breakfast bar area and an internal door leading to;

REAR PORCH

1.8m x 1.66m (5' 11" x 5' 5"). With a side uPVC double glazed window with frosted glazing, tiled flooring, a working top surface with plumbing for an automatic washing machine and an internal barn style door allows access through to;

GROUND FLOOR BATHROOM

1.66m x 1.65m (5' 5" x 5' 5"). With a side uPVC double glazed window with frosted glazing and a three piece suite comprising a panelled bath with glazed screen and tiled splash backs, a low flush WC and wall mounted wash hand basin with tiled splash back, tiled flooring, extractor fan and a wall mounted Alfa gas combi boiler.

FIRST FLOOR LANDING

Includes a side uPVC double glazed window with frosted glazing and a barn style door allowing access to;

FRONT DOUBLE BEDROOM 1

3.28m x 3.87m (10' 9" x 12' 8"). With two twin uPVC double glazed windows and loft access.

REAR DOUBLE BEDROOM 2

3.36m x 3.87m (11' 0" x 12' 8"). With a rear uPVC double glazed window, TV input and a barn style door allowing access to;

REAR BEDROOM 3

1.94m x 3.55m (6' 4" x 11' 8"). With a rear uPVC double glazed window.

GROUNDS

The rear of the property enjoys a generous mature principally laid lawn garden with planted borders, secure surrounding fencing and a hard standing seating area with the addition of a timber built storage shed.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		89
(69-80)	C		
(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