

20 Grange Avenue, Barton-Upon-Humber, DN18 5LT

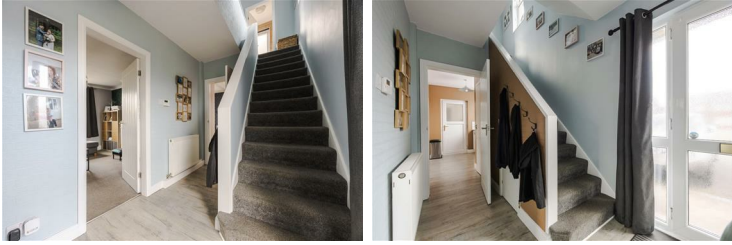
£199,950

Incredibly good value for money here, sat on a spacious south facing plot and at the front overlooking a central green this is a really home for family or first time buyer, Inside you get a hallway, excellent kitchen diner with doors to the garden, a lounge, separate utility, downstairs w.c., and additional storage too.

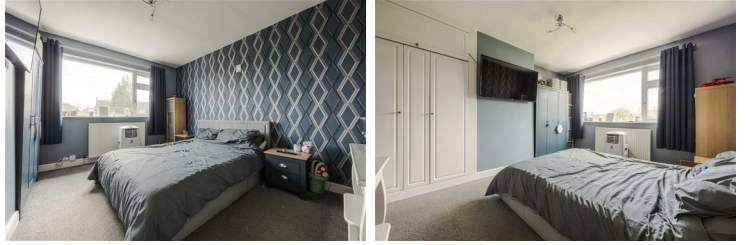
Upstairs you get three well proportioned bedrooms and a modern bathroom, in 2023 the combination boiler was replaced giving peace of mind to any new owner and through out it has been presented very well with good decor. At the front you get a low maintenance front garden with parking for two cars, then at the back and secure south facing garden, it's an amazing space and great for families with kids.

Available to view immediately, please get in touch to book.

Entrance



Bedroom one 13'3" x 11'5" (4.06 x 3.48)



Lounge 13'3" x 11'5" (4.06 x 3.50)



Bedroom two 11'5" x 11'5" (3.50 x 3.50)



Kitchen/diner 20'1" x 11'5" (6.13 x 3.48)



Lobby



Bedroom three 8'7" x 8'4" (2.63 x 2.55)

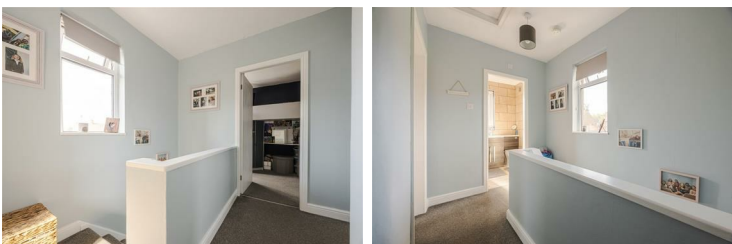


W.C

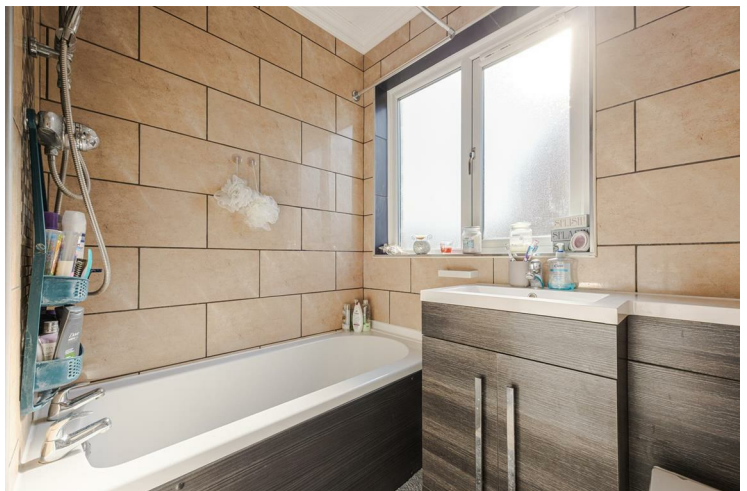
Storage

Storage two

Landing



Bathroom 6'9" x 5'3" (2.08 x 1.62)

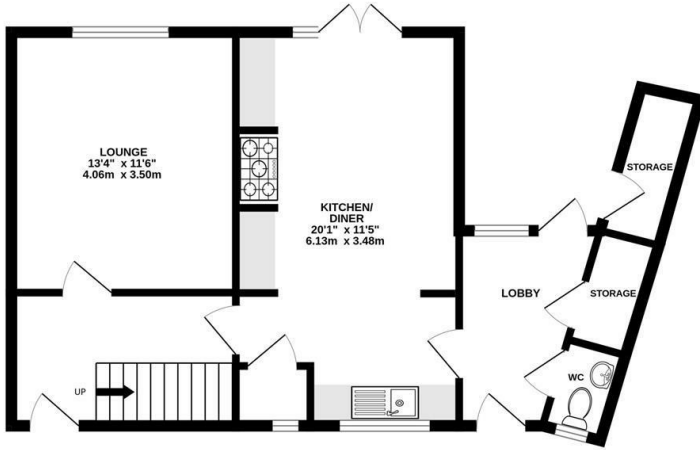


Outside

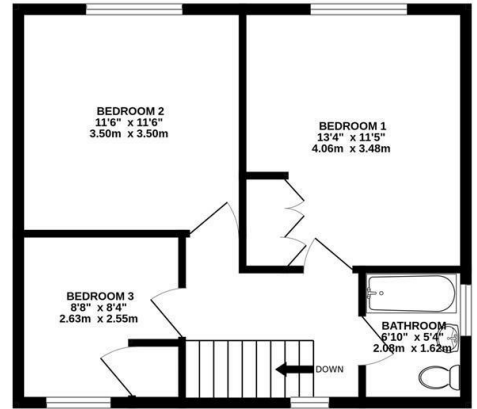


# Floor Plan

**GROUND FLOOR**  
570 sq.ft. (53.0 sq.m.) approx.



**1ST FLOOR**  
461 sq.ft. (42.8 sq.m.) approx.



**TOTAL FLOOR AREA: 1031 sq.ft. (95.8 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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## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) <b>A</b>		86
	(81-91) <b>B</b>		73
	(69-80) <b>C</b>		
	(55-68) <b>D</b>		
	(39-54) <b>E</b>		
	(21-38) <b>F</b>		
	(1-20) <b>G</b>		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	(92 plus) <b>A</b>		
	(81-91) <b>B</b>		
	(69-80) <b>C</b>		
	(55-68) <b>D</b>		
	(39-54) <b>E</b>		
	(21-38) <b>F</b>		
	(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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