



**2 Westhill Road
Grimsby
North East Lincolnshire
DN34 4SF**

- Semi detached house
- Lounge and kitchen diner
- Three bedrooms and bathroom
- Enclosed front and rear gardens
- Off road parking
- EPC RATING : D

Offers in the Region Of £95,000



Further information and viewings: DDM Residential - Grimsby Office - 01472 358671

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GW Time Limited Registered Office 46 Oswald Road Scunthorpe North Lincolnshire DN15 7PQ Registered in England No. 3844565



DESCRIPTION

Conveniently located in a popular residential area close to local amenities, shops, schools and college, within walking distance to Grimsby town. Would make an ideal first time home, investment or family home- either way it bodes well for all buyers. Offered with no onward chain, viewing is highly recommended. The property briefly comprises of entrance hall, lounge, kitchen, to the first floor are three bedrooms and family bathroom, benefiting from uPVC and gas central heating, also having enclosed front and rear gardens.

ACCOMMODATION

Entrance via obscured uPVC door into:

ENTRANCE HALLWAY

With door to lounge and stairs to first floor.

LOUNGE

14' 5" x 14' 6" (4.383m x 4.423m)

With uPVC bay window to the front elevation, bare brick fireplace with tiled inset and hearth and timber plinth, carpeted, dado rail and radiator, with textured ceiling and coving.

KITCHEN/DINER

18' 1" x 8' 6" (5.523m x 2.600m)

With open under stairs storage, a range of wall and base units and rollover work surface and complimentary splashback tiling, stainless steel sink and drainer with mixer tap, space and plumbing for cooker, washing machine and fridge-freezer, vinyl flooring, gas meter, with uPVC window to rear elevation, two uPVC obscured windows to side elevation, uPVC obscured glazed door to the enclosed rear garden.

STAIRS

Stairs to first floor are carpeted with a hand rail.



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LANDING

With uPVC window to the side elevation, loft access, doors to three bedrooms and family bathroom.

BEDROOM 1

11' 6" x 10' 11" (3.515m x 3.316m)

With uPVC window to the front elevation, textured ceiling and loft hatch, built-in cupboard space, radiator and carpeted, also having feature wall.



BEDROOM 2

8' 10" x 12' 1" (2.690m x 3.683m)

With uPVC window to the rear elevation, radiator under, carpeted and textured ceiling.

BEDROOM 3

6' 5" x 7' 4" (1.952m x 2.228m)

With uPVC window to the front elevation, radiator and carpeted.



BATHROOM

5' 2" x 6' 1" (1.575m x 1.854m)

With a panelled bath and separate shower over, pedestal hand wash basin and low flush WC, vinyl flooring, uPVC obscured glazed window to the rear elevation, tiled from floor to ceiling and radiator.

EXTERNALLY

Access to the property is via a wrought iron gate onto an easy to maintain front garden with low brick wall to all three boundaries, with pathway leading to storm porch. Exit the kitchen into the easy to maintain enclosed rear garden, mainly paved with stepping stones to patio area and pebbles between, with raised bedded area, outside tap, timber shed and timber fencing to all three boundaries, also having timber gate giving access to the front of the property.

REF: GY17/132

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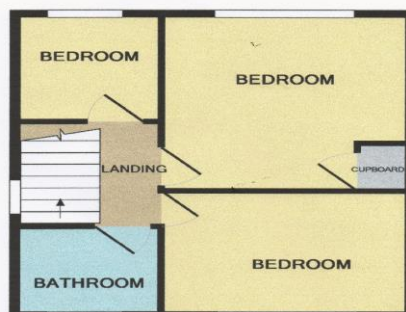
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1ST FLOOR
APPROX. FLOOR
AREA 340 SQ. FT.
(31.6 SQ. M.)

Council Tax: To confirm council tax banding for this property please contact the local authority or view the website www.voa.gov.uk/cti

Tenure: Freehold, Leasehold or Commonhold. It is important that prospective purchasers seek confirmation from their solicitors regarding the tenure.

IMPORTANT Offer Procedure: Before contacting a Mortgage Advisor you should make the offer to the branch dealing with the sale. Any delay may result in the sale being agreed to another purchaser. Under the Estate Agency Act 1991 you will be required to provide us with financial information in order to verify your position, before we can recommend your offer to the vendor. We will also require proof of identification in order to adhere to Money Laundering Regulations. DDM Financial can be contacted for no obligation mortgage advice on 0845 4 599 499.

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