



**2 Akeferry Road,
Westwoodside, DN9 2DX**

- This lovely sizable two bedrooed bungalow is now available located in the popular village of Westwoodside positioned on a pleasant plot. With vacant possession! Briefly comprising entrance porch, reception hallway, dining living room, two bedrooms, bathroom, kitchen, utility room and WC. The property does offer potential if desired to reconfigure or extend up or out subject to planning permission. There is a walled front boundary and hard standing to accommodate parking for several vehicles. To the rear there is hard standing that leads to a detached garage and an opening to a secret garden! Upvc double glazed windows and gas fired central heating. Viewing is a must to appreciate what this bungalow has to offer.

Contract Agents to arrange a viewing! •

- NO CHAIN! Sizable 2 bedroom detached bungalow - Offering so much potential to reconfigure or extend up or out subject to planning permission - Entrance porch / reception hallway / dining living room - 2 bedrooms / bathroom / kitchen / utility rear porch / WC - Front garden and private rear garden - Detached garage - Ample parking for several vehicles •

Price Region: £245,000

ENTRANCE PORCH: Upvc floor to ceiling frosted glass panelled windows to the front and side of the entrance door. Tiled floor. Personal door leading into the reception hallway.



RECEPTION HALLWAY: Built-in storage cupboard with double doors. Loft access. Radiator.



DINING LIVING ROOM: 20' 4" X 13' 10" (6.213M X 4.228M) Double aspect windows to the front and rear. television point. radiator.



BEDROOM 1: 10' 10" x 10' 9" (3.313m x 3.278m) Front facing window. Fitted wardrobes incorporating a dressing table and vanity sink unit with tiled splashbacks and shaving point. Radiator.



BEDROOM 2: 9' 2" x 8' 11" (2.799m x 2.728m) Rear facing window. One wall of fitted wardrobes, vanity sink unit with tiled splashback and shaving point. Radiator.



BATHROOM: 8' 11" x 7' 11" (2.735m x 2.432m) Side facing window. Fitted suite comprising of a low level WC, pedestal wash basin and panelled bath. Tiled splashbacks and shower cubicle. Shaving point. Radiator.



KITCHEN: 11' 6" x 8' 10" (3.520m x 2.703m) Rear facing window. Fitted base and wall units. Corner display shelving with glass fronted cupboards and drawers. Worktop incorporating a single bowl drainer sink with mixer taps and tiled splash backs. Free standing cooker. Provision for white goods. Radiator.



UTILITY ROOM/ REAR PORCH: 6' 5" x 5' 1" (1.959m x 1.566m) Rear facing window and side entrance. Worktop with provision underneath for white goods.

CLOAKROOM: Side facing window. Low level WC and corner wash basin with tiled splashbacks. Radiator.



OUTSIDE: To the front of the property there is a walled front boundary and hard standing to accommodate several vehicles. The side of the property leads to the rear garden which is also has hard standing. At the end of the rear garden there is a detached single garage and a gate that takes you to a wonderful private secret garden.



SERVICES: Mains water, electricity, drainage and gas

LOCAL AUTHORITY: North Lincolnshire Council

COUNCIL TAX: Band: C

TENURE: Freehold

VIEWING: Strictly by appointment with Keith Clough Estate Agents – 01427 873236