



**Jacqmar, Upperthorpe Road,
Westwoodside, DN9 2AL**

- This 3-bedroom bungalow positioned on a lovely plot with parking and single garage offering so much potential. Briefly comprising reception hallway, living room, kitchen, 3 bedrooms and bathroom. The front of the property has a driveway with parking that leads to a single detached garage. To the other side of the property there is a pathway that leads to the front entrance door also giving access to the rear of the property. The front garden has a small delightful rose garden with a small lawned area and established shrubs. At the rear of the property there is a patio area and lawned garden with borders with established shrubs and flowers. The garden is all enclosed by a wooden fence and brick boundary. This property is with vacant possession. There is so much potential to offer! **NO CHAIN!** Contact Agents for a viewing! •
- 3-bedroom detached bungalow - Reception Hall / Living Room / Kitchen - 3 bedrooms / Bathroom - Front & rear garden - Offering lots of potential - Driveway with parking - Single garage •

NEW PRICE : £280,000 Price Region: £329,950

RECEPTION HALL Entrance door. Built in storage with double doors. Loft access. Radiator.



LIVING ROOM 17' 11" x 13' 4" (5.473m x 4.078m)
Double aspect windows. Marble hearth with living flame gas fire. Television point. Radiator.



KITCHEN/DINER 19' 11" x 10' 1" (6.079m x 3.087m)
Side facing window and entrance door. Rear facing patio doors leading to the garden. A range of fitted base and wall cupboards with drawers, glass fronted units and corner display. Worktop incorporating one and half bowl single drainer with mixer taps. Four ring gas hob with extractor above. Built in oven. Provision for white goods. Radiator.



BEDROOM 1 13' 8" x 10' 8" (4.168m x 3.259m) Rear facing window. Radiator.



BEDROOM 2 11' 8" x 10' 7" (3.575m x 3.235m) Front facing window. Radiator.



BEDROOM 3 11' 1" x 9' 7" (3.394m x 2.930m) Rear facing window. Radiator.



BATHROOM 10' 7" x 6' 11" (3.235m x 2.121m) Side facing window. Low level pedestal hand wash basin and WC. Bath with hand shower over. Vanity unit with display top and cupboards under with light above. Tiled walls. Radiator.



OUTSIDE To the front of the property there is access a driveway that leads to a single detached garage. There is also a pathway that leads to the front entrance door and gives access to the rear. The front garden has a small delightful rose garden with a small lawned patch. At the rear of the property there is a patio area and lawned garden with borders with established shrubs and flowers. The garden is all enclosed by a wooden fence and brick boundary. Outside tap and light.



SERVICES: Mains water, electricity, drainage and gas
LOCAL AUTHORITY: North Lincolnshire Council
COUNCIL TAX: Band:
TENURE: Freehold assumed
VIEWING: Strictly by appointment with Keith Clough Estate Agents – 01427 873236