



60 Akeferry Road, Westwoodside, DN9 2DS

● Charming Two-Bedroom Bungalow in the Popular Village of Westwoodside – No Onward Chain. A fantastic opportunity to purchase this spacious two-bedroom bungalow ideally situated in the sought-after village of Westwoodside. Offered with no onward chain this property is perfect for first-time buyers, those looking to downsize or investors seeking a buy-to-let opportunity. The accommodation briefly comprises reception hall, living room, dining kitchen, lean-to, WC, utility/storage room, two bedrooms, bathroom & conservatory. Outside the front of the property boasts a good-sized garden with a well-maintained lawn, mature shrubs & established plants. A private driveway provides ample off-street parking & leads to a single garage. To the rear there is a generous garden with a paved patio area & wonderful open views across adjacent fields. Viewing is highly recommended to fully appreciate the space, layout & location this bungalow has to offer. □ Contact the agents today to arrange a viewing!

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● Detached two-bedroom bungalow - Reception Hall / Living Room - Dining Kitchen / Utility Room - Two bedrooms / Bathroom / Lean-to - Separate WC - Excellent local amenities - Off road parking & driveway ●

Price Region: £249,950

DETACHED BUNGALOW

RECEPTION HALL Upvc front entrance door leading into the hallway. Loft access. Radiator.



LIVING ROOM 13' 11" x 12' 4" (4.256m x 3.772m)
Front facing window. Brick fireplace and brick tiled hearth with living flame gas fire. Television point. Radiator.
Archway open plan leading into: -



DINING KITCHEN 16' 3" x 12' 4" (4.971m x 3.760m)
Side facing window. Base and wall units with drawers. Worktops with turn up and porcelain one and half bowl single drainer with mixer taps and tiled splash back. Chrome four ring gas hob with extractor fan above. Built-in separate oven. Tiled floor. Radiator.



LEAN TO 17' 9" x 8' 2" (5.418m x 2.512m) Rear and side facing windows with a side door. Brick base. Tiled floor. Radiator.



WC High level window. Low level WC.

WALK-IN STORAGE/ UTILITY ROOM Side facing window. L-shaped room with provision for washing machine. Boiler. Tiled floor.

BEDROOM 1 11' 1" x 9' 11" (3.383m x 3.027m) Front facing window. Built-in wardrobe with sliding mirror doors. Television point. Radiator.



BEDROOM 2 11' 4" x 10' 10" (3.477m x 3.324m) Side facing window. Extensively fitted wardrobes with high level cupboards and bedside drawers with corner display. Television point. Radiator.



BATHROOM 8' 2" x 7' 7" (2.509m x 2.321m) Rear facing window. Low level WC and vanity sink unit with drawer and vanity mirrored cabinet above. Claw feet bath with centre hand shower. Double shower cubicle with rain and hand shower. Downlights. Heated towel rail.



OUTSIDE To the front of the property there is a good size front garden with a lawned area and mature shrubs and established plants. The driveway with ample parking leads to the single garage. To the rear of the property there is a generous sized garden with a paved patio area and views over the open fields. Outside lighting and tap.



FLOOR PLAN TO GO HERE

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