

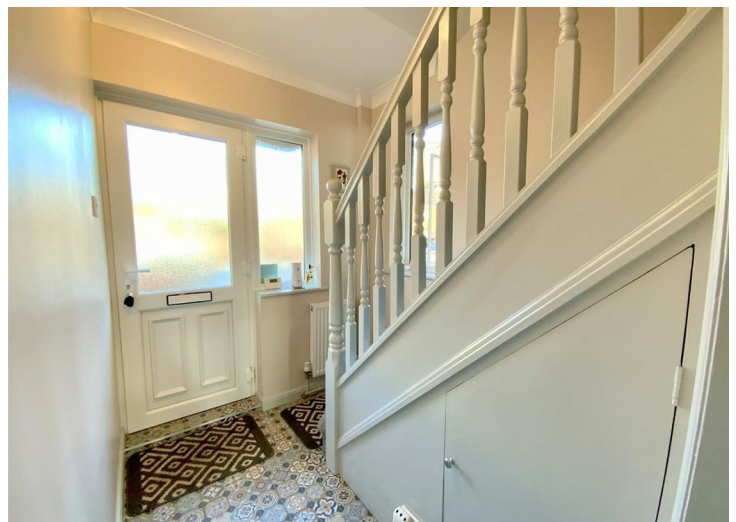


49 Westhill Road, Grimsby, North East Lincolnshire, DN34 4SG
£175,000

Key Features:

- Extended Semi Detached Property
- Generous Plot
- Three Double Bedrooms
- Dual Aspect Lounge/Dining Room
- Modern Kitchen & Bathroom
- Ample Exterior Storage
- New GCH System 2019
- Spacious Driveway

A fully modernised three bedroom semi detached home offered for sale in this established residential area of Grimsby. Ideally placed for local amenities, schools and colleges, and easy access to the town centre. The property occupies a good sized plot with ample driveway parking, a detached garage, plus two large steel garden stores. Internally, the well presented accommodation offers; entrance hall, a dual aspect lounge/dining room featuring an open fire, a modern fitted kitchen complete with integral appliances, and to the first floor are three double bedrooms and a family bathroom. An ideal family home or first time purchase... Viewing Highly Recommended.



ENTRANCE HALL

6'10" x 5'10" (2.10 x 1.79)

Accessed via a uPVC glazed entrance door. With decorative tiled floor, and staircase to the first floor.

KITCHEN

15'8" x 7'4" (4.80 x 2.24)

Fitted with a range of grey shaker style units, work surfaces incorporating a breakfast bar, built-in oven/grill, gas hob with extractor over, integrated fridge/freezer, and plumbing for a washing machine. Understairs storage cupboard. Continued tiled floor. Rear aspect window, and side entrance door.

LOUNGE/DINING ROOM

22'7" x 11'0" (6.89 x 3.37)

Measured at maximum width

A dual aspect room with feature tiled fireplace incorporating an open fire. With a bay window to the front, and access onto the rear garden.

FIRST FLOOR LANDING

With access to the loft.

BEDROOM 1

14'2" x 8'10" (4.34 x 2.71)

To front aspect, with a built-in wardrobe.

BEDROOM 2

12'6" x 9'10" (3.82 x 3.02)

Of dual aspect, having windows to the front and rear.

BEDROOM 3

10'4" x 10'0" (3.15 x 3.06)

To rear aspect.

BATHROOM

6'9" x 5'1" (2.06 x 1.57)

Fitted with a pedestal basin, wc, and panelled bath with overhead shower. Heated towel rail. Obscure glazed window.

OUTSIDE

The property is approached by a wide driveway, and low maintenance garden laid to gravelled stone. Gated access leads to the rear garden featuring a spacious paved patio and lawn. Storage outbuildings include a detached garage and two steel garden stores.

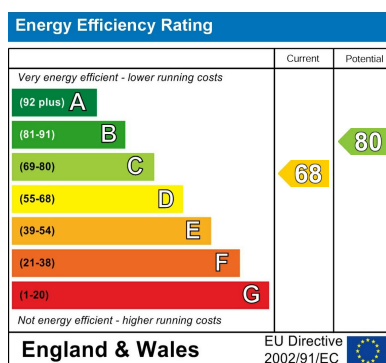
TENURE

Freehold

COUNCIL TAX BAND

B





Viewing

By appointment only.

Tenure

We are advised by the vendor that the property is: As Above However, prospective purchasers should have the tenure of this property confirmed by a solicitor.

Additional Information Local Authority: North East Lincolnshire Council Telephone 01472 313 131

Services: All mains services are available or connected subject to the statutory regulations. we have not tested any heating systems, fixtures, appliances or services.

DISCLAIMER - IMPORTANT NOTICE REGARDING SALES PARTICULARS

Although we have taken great care to ensure the accuracy of the information contained in these particulars, we specifically deny liability for any mistakes, omissions or errors and strongly advise that all proposed purchasers should satisfy themselves by inspection or otherwise, as to their correctness, prior to entering into any commitment to purchase. Any references to the condition, use or appearance of the property or appliances therein, are made for guidance only, and no warranties are given or implied by this information. It is not the Agents policy to check the position with regards to any planning permission or building regulation matters and as such all interested parties are advised to make their own enquiries., in order to ensure that any necessary consents have been obtained. Measurements are taken from wall to wall unless otherwise stated, with the metric conversion shown in brackets. Any plans or maps contained are for identification purposes only and are not for any other use but guidance and illustration. The Agents have not tested any apparatus, equipment, fixtures, fittings or services including central heating systems and cannot therefore

