



Wentworth West Street
West Halton, DN15 9BB
£140,000

Bella
properties

**** NO CHAIN **** In the delightful village of West Halton, Bella Properties welcomes to the market this lovely two bedroom detached bungalow. Absolutely ideal for a couple or sole occupant looking to downsize, this low maintenance bungalow briefly comprises the kitchen, lounge/diner, two bedrooms and shower room. Externally, there is well presented gardens to both the front and rear, as well as a garage.

Found in a quiet location close to local village amenities and only a short drive from nearby Winterton, Barton upon Humber and Scunthorpe, viewings are available immediately and come highly recommended to appreciate this home!



Kitchen 14'0" x 7'10" (4.29 x 2.41)

Entrance to the property is via the side door and into the kitchen. Tiled flooring with uPVC window facing to the front of the property. Base height and wall mounted units with wooden counters, tiled splashbacks, integrated sink and drainer and space and plumbing for white goods.

Lounge/Diner 18'2" x 10'1" (5.55 x 3.08)

Vinyl effect wooden flooring with coving to the ceiling, two storage heaters and electric fireplace set on marble effect surround. uPVC window faces to the front of the property.

Inner Hallway 7'10" x 2'8" (2.39 x 0.82)

Internal doors lead to the kitchen, lounge/diner, two bedrooms and shower room.

Bedroom One 10'1" x 13'0" (3.08 x 3.97)

Vinyl effect wood flooring with coving to the ceiling, storage heater, uPVC window facing to the rear of the property and built in storage.

Bedroom Two 8'11" x 7'10" (2.74 x 2.41)

Carpeted with coving to the ceiling, storage heater and uPVC window facing to the rear of the property.

Shower Room 4'10" x 7'10" (1.49 x 2.39)

Vinyl effect flooring with spotlights, heated towel rail and uPVC window facing to the side of the property. A three piece suite consisting of toilet, sink and shower.

External

To the front of the property is a well presented gravelled garden with a path to the entrance of the property. The rear garden consists of patio and Astroturf with a garage.

Disclaimer

The information displayed about this property comprises a property advertisement and is an illustration meant for use as a guide only. Bella Properties makes no warranty as to the accuracy or completeness of the information.





Ground Floor



Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan. You or your advisors should conduct a careful, independent investigation of the property to determine your satisfaction as to the suitability of the property for your space requirements.
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B		
(69-80) C		74
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
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