



**2 Westhill Road  
Grimsby  
North East Lincolnshire  
DN34 4SF**

- Semi detached house
- Lounge and kitchen diner
- Three bedrooms and bathroom
- Enclosed front and rear gardens
- Off road parking
- EPC RATING : D

**Offers in the Region Of £100,000**



**Further information and viewings: DDM Residential - Grimsby Office - 01472 358671**

□ 12a George Street  
Barton DN18 5ES  
Tel: 01652 661166  
e: barton@

□ 72 Wrawby Street  
Brigg DN20 8JE  
Tel: 01652 653666  
e: brigg@

□ 9 Church Street  
Gainsborough DN21 2JJ  
Tel: 01472 616161  
e: gainsborough@

□ 25 Osborne Street  
Grimsby DN31 1EY  
Tel: 01472 358671  
e: grimsby@

□ 46 Oswald Road  
Scunthorpe DN15 7PQ  
Tel: 01724 868168  
e: scunthorpe@

□ Fine & Country  
Barton & Brigg 237 666  
Grimsby 867 880  
Scunthorpe 304 999

**the proactive agent**

**ddmresidential.co.uk e-mail: info@ddmresidential.co.uk**

GW Time Limited Registered Office 46 Oswald Road Scunthorpe North Lincolnshire DN15 7PQ Registered in England No. 3844565



## **DESCRIPTION**

Conveniently located in a popular residential area close to local amenities, shops, schools and college, within walking distance to Grimsby town. Would make an ideal first time home, investment or family home- either way it bodes well for all buyers. Offered with no onward chain, viewing is highly recommended. The property briefly comprises of entrance hall, lounge, kitchen, to the first floor are three bedrooms and family bathroom, benefiting from uPVC and gas central heating, also having enclosed front and rear gardens.

## **ACCOMMODATION**

Entrance via obscured uPVC door into:

### **ENTRANCE HALLWAY**

With door to lounge and stairs to first floor.

### **LOUNGE**

14' 5" x 14' 6" (4.383m x 4.423m)

With uPVC bay window to the front elevation, bare brick fireplace with tiled inset and hearth and timber plinth, carpeted, dado rail and radiator, with textured ceiling and coving.

### **KITCHEN/DINER**

18' 1" x 8' 6" (5.523m x 2.600m)

With open under stairs storage, a range of wall and base units and rollover work surface and complimentary splashback tiling, stainless steel sink and drainer with mixer tap, space and plumbing for cooker, washing machine and fridge-freezer, vinyl flooring, gas meter, with uPVC window to rear elevation, two uPVC obscured windows to side elevation, uPVC obscured glazed door to the enclosed rear garden.

### **STAIRS**

Stairs to first floor are carpeted with a hand rail.



e: [info@ddmresidential.co.uk](mailto:info@ddmresidential.co.uk) :: [ddmresidential.co.uk](http://ddmresidential.co.uk)



The Largest Independent Auction, Estate & Letting Agency in the Region  
SALES ■ LETTINGS ■ MORTGAGE ADVICE ■ AUCTIONS ■ COMMERCIAL



Ask About Auction....  
over 130 auction  
properties sold last year







## LANDING

With uPVC window to the side elevation, loft access, doors to three bedrooms and family bathroom.

## BEDROOM 1

11' 6" x 10' 11" (3.515m x 3.316m)

With uPVC window to the front elevation, textured ceiling and loft hatch, built-in cupboard space, radiator and carpeted, also having feature wall.



## BEDROOM 2

8' 10" x 12' 1" (2.690m x 3.683m)

With uPVC window to the rear elevation, radiator under, carpeted and textured ceiling.

## BEDROOM 3

6' 5" x 7' 4" (1.952m x 2.228m)

With uPVC window to the front elevation, radiator and carpeted.



## BATHROOM

5' 2" x 6' 1" (1.575m x 1.854m)

With a panelled bath and separate shower over, pedestal hand wash basin and low flush WC, vinyl flooring, uPVC obscured glazed window to the rear elevation, tiled from floor to ceiling and radiator.

## EXTERNALLY

Access to the property is via a wrought iron gate onto an easy to maintain front garden with low brick wall to all three boundaries, with pathway leading to storm porch. Exit the kitchen into the easy to maintain enclosed rear garden, mainly paved with stepping stones to patio area and pebbles between, with raised bedded area, outside tap, timber shed and timber fencing to all three boundaries, also having timber gate giving access to the front of the property.

**REF: GY17/132**

e: [info@ddmresidential.co.uk](mailto:info@ddmresidential.co.uk) :: [ddmresidential.co.uk](http://ddmresidential.co.uk)



The Largest Independent Auction, Estate & Letting Agency in the Region  
SALES ■ LETTINGS ■ MORTGAGE ADVICE ■ AUCTIONS ■ COMMERCIAL



Ask About Auction...  
over 130 auction  
properties sold last year



# LANDLORDS GUIDE TO LETTING

**NOW AVAILABLE**



for a free lettings market appraisal from the  
proactive agent or to discuss  
changing agent call your local office or  
email [2016@ddmresidential.co.uk](mailto:2016@ddmresidential.co.uk)

download your free guide  
[ddmresidential.co.uk](http://ddmresidential.co.uk)



**NORTHERN LINCOLNSHIRE  
PROPERTY AUCTION**

we are the largest auction house  
in the region for a reason

# 130

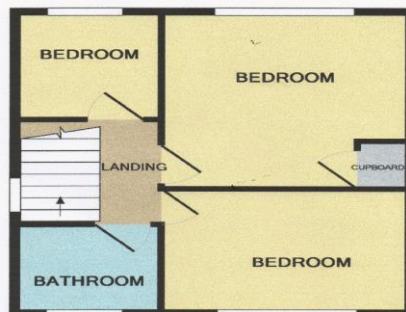
auction properties sold in 2015

for a catalogue, market appraisal or discuss changing  
to the Proactive Agent, contact your local office

Five Property Events  
held every year at  
Forest Pines Hotel, Brigg



GROUND FLOOR  
APPROX. FLOOR  
AREA 340 SQ. FT.  
(31.6 SQ. M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 340 SQ. FT.  
(31.6 SQ. M.)

**Council Tax:** To confirm council tax banding for this property please contact the local authority or view the website [www.voa.gov.uk/cti](http://www.voa.gov.uk/cti)

**Tenure:** Freehold, Leasehold or Commonhold. It is important that prospective purchasers seek confirmation from their solicitors regarding the tenure.

**IMPORTANT Offer Procedure:** Before contacting a Mortgage Advisor you should make the offer to the branch dealing with the sale. Any delay may result in the sale being agreed to another purchaser. Under the Estate Agency Act 1991 you will be required to provide us with financial information in order to verify your position, before we can recommend your offer to the vendor. We will also require proof of identification in order to adhere to Money Laundering Regulations. DDM Financial can be contacted for no obligation mortgage advice on 0845 4 599 499.

**IMPORTANT Note to Purchasers:** DDM Residential on their behalf and for the sellers of this property whose agents they are, give notice that 1/ these particulars are intended to be a general outline only for guidance of the prospective purchasers and do not constitute part of any contract 2/ all descriptions, dimensions, references to condition and necessary permissions for use and occupation and any other details are given in good faith and are believed to be correct and have been approved by the vendor, however intending purchasers should not rely upon them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3/ no persons employed by DDM Residential has any authority to make or give any representation or warranty in relation to this property and no electrical or gas installations whether included or to be sold as additional items by the vendor have been tested by the vendor or their agents. 4/ nothing in these particulars, including photographs, is intended to imply that any carpets or curtains, furniture or fittings, electrical or gas appliances whether or not wired or plumbed in, or any other fixtures not expressly included as part of the property are offered for sale. Certain items may be purchased under separate negotiation.

e: [info@ddmresidential.co.uk](mailto:info@ddmresidential.co.uk) :: [ddmresidential.co.uk](http://ddmresidential.co.uk)



The Largest Independent Auction, Estate & Letting Agency in the Region  
SALES ■ LETTINGS ■ MORTGAGE ADVICE ■ AUCTIONS ■ COMMERCIAL



Ask About Auction....  
over 130 auction  
properties sold last year

