



21 Westfield Avenue, Grimsby, DN33 2BD

**FOR SALE - £285,000**

**CanTERS**

Chartered Surveyors



An individually designed Three Bedroom Bay Fronted Chalet Style House occupying a well-proportioned mature plot found in a secluded position off Westfield Avenue.

The accommodation over two floors which benefits from a Gas Fired Central Heating System briefly comprises; Hallway, Sitting Room, Dining Room, Kitchen Diner, Utility Room and Cloakroom to the ground floor. To the first floor are Three Bedrooms and a Family Bathroom.

Westfield Avenue is situated off Scartho Road in this much sought after and well regarded residential area and is conveniently positioned local facilities including the Diana, Princess of Wales Hospital, Grimsby Institute, Aldi and with Scartho village centre not far away offering further amenities.

- Hallway** With timber single glazed door and a staircase leading to the first-floor accommodation.
- Sitting Room** 5.16m x 4.24m plus 3.32m x 3.18m Having ornamental brick fireplace with surround and hearth, dado rail and coving to the ceiling. Walk in bay window overlooking the front garden and a door which leads out to the rear garden.
- Dining Room** 4.54m x 2.77m Having dual aspect windows including a walk-in bay window which overlooks the front garden.
- Kitchen** 4.39m x 3.18m Fitted with a range of base units and cupboards with wooden worktops and incorporating a double drainer sink unit with mixer tap over. Built in eye level stainless steel oven, a four-ring induction hob and an integrated dishwasher. Tiling to the floor and a window overlooking the rear garden.
- Utility Room** 2.77m x 1.87m With space for both a washing machine and fridge freezer. Storage cupboard off and a wall mounted boiler. A timber door provides access to the garden.
- Cloakroom** With suite comprising; WC and wall hung basin.
- Landing** With loft access.
- Bedroom 1** 4.53m x 2.86m With window to front aspect.
- Bedroom 2** 4.15m max x 2.86m With window to rear aspect.
- Bedroom 3** 4.15m max x 2.86m max With window to rear aspect.
- Bathroom** With suite comprising; bath, pedestal wash hand basin and separate shower with Aqualisa Quartz shower over.
- Separate WC**
- Outside** Found off Westfield Avenue, two timber gates open onto the concrete driveway with mature laurel hedge. The front garden is laid partly to lawn with mature hedgerows, plants and shrubs. The delightful rear garden is also lawned with a wide variety of plants, shrubs and trees together with a timber summerhouse.
- Tenure** We are verbally advised that the property is freehold and we are awaiting formal confirmation from the vendors solicitor.
- Council Tax Band:** 'C' NB: This can be reviewed by the Local Authority.
- EPC Rating:** NO EPC

**FURTHER INFORMATION AND TO VIEW:**

Viewing by appointment only, contact James Chisholm james@canters.co.uk 01472 356143.

Grimsby 12 Town Hall Street, DN31 1HN

Property Inspected: 16/07/2024

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## ADDITIONAL PHOTOS & PLANS



Front



Hall



Kitchen



Kitchen



Dining Room



Sitting Room

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Sitting Room



Sitting Room



Bedroom 1



Bedroom 2



Bathroom



Bathroom

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Driveway



Rear Elevation



Garden



Garden



Garden



Garden

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