

**GRICE &
HUNTER**

Chartered Surveyors
Estate Agents & Valuers
Est 1924



60 Akeferry Road, Westwoodside, DN9 2DS

- An extensively renovated 2 Double Bedroom Detached Bungalow • Large Dining Kitchen • Excellent Bathroom • New Central Heating • PVCu Double Glazing • Parking for multiple cars • Garage • Open countryside to rear •
 - Living space of first class presentation •



£274,000 NO CHAIN



Description

A traditional and popular style of detached bungalow which has been subject to comprehensive remodelling works including: -

- New central heating boiler and radiators.
- Replastering of walls and ceilings
- New internal doors
- New 4-piece bathroom suite
- Upgraded kitchen units
- Stone dressed driveway

Accommodation (room sizes approx. only)

ENTRANCE HALL PVCu front entrance door, loft access and radiator.

LOUNGE (4.25m x 3.78m) with radiator, PVCu double glazed window, brick fireplace with living flame coal effect gas.

DINING KITCHEN (3.8m x 2.5m + 2.8m x 2.45m) with 4 ring gas hob with overhead extractor, 1 ½ bowl ceramic sink, integrated oven and microwave housing. Extensive base and wall cabinets, granite worktops, radiator.

CONSERVATORY (5.0m x 2.47m) of PVCu double glazed with external door and radiator.

UTILITY new central heating boiler, plumbing for washer, radiator

TOILET with wc and PVCu double glazed window.

BEDROOM 1 (3.34m x 3.0m) with radiator, PVCu double glazed window and built in wardrobes.

BEDROOM 2 (3.47m x 3.32m) with radiator, PVCu double glazed window and fitted bedroom furniture including wardrobes, storage cupboards and bed head recess.

BATHROOM (2.53m x 2.35m) including 4 piece white suite comprising free standing shaped bath, pedestal wash basin, toilet and large shower cubicle. Radiator, PVCu window and modern stylish wall panelling.

OUTSIDE

Deep front garden with wrought iron railings to frontage. Long side stone dressed driveway with parking for several cars.

Detached sectional concrete garage. Easily maintained paved rear garden with wrought iron railings to boundary and enjoying views over the rural landscape to the rear.

SERVICES (not tested)

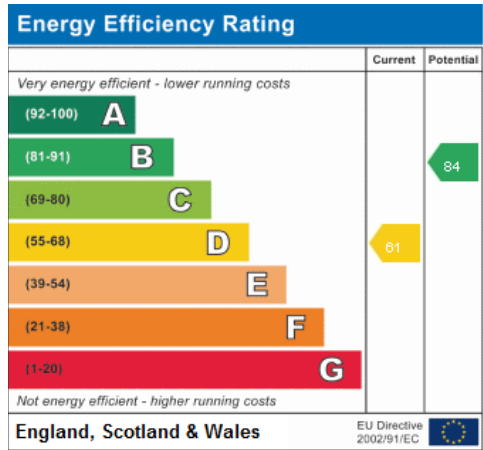
Mains water, electricity, drainage and gas. Gas fired central heating to radiators.

LOCAL AUTHORITY North Lincolnshire Council

COUNCIL TAX Band 'D' (on-line enquiry)

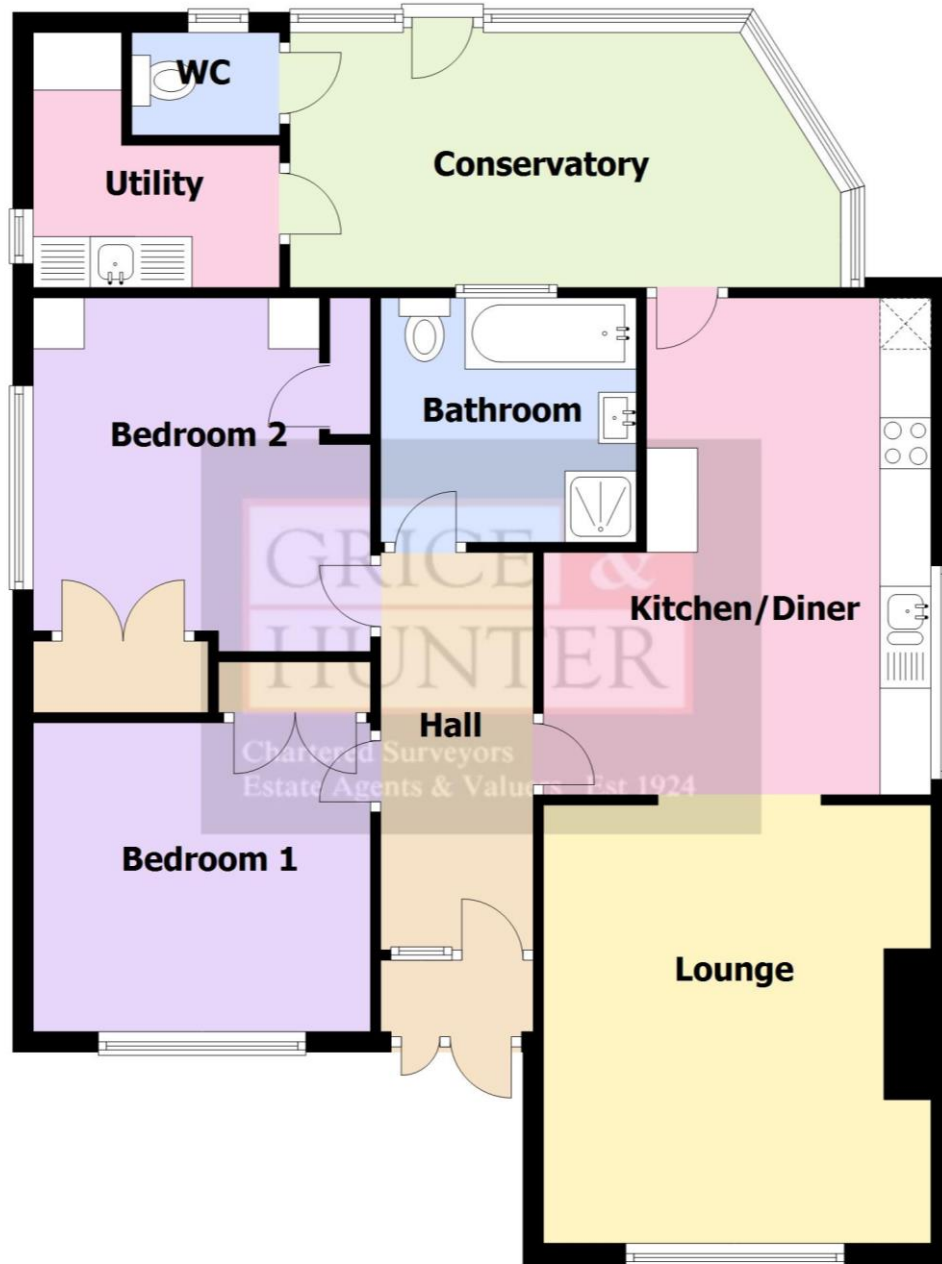
TENURE Freehold assumed.

VIEWING Strictly by prior appointment through Grice & Hunter 01427 873684



Ground Floor

Approx. 91.1 sq. metres (981.1 sq. feet)



Total area: approx. 91.1 sq. metres (981.1 sq. feet)

All measurements are approximate
Yorkshire EPC & Floor Plans Ltd
Plan produced using PlanUp.

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Consumer Protection Regulations

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3. Extracts from the Ordnance Survey are for identification purposes only and the surroundings may have changed. The plan may not be an accurate reflection of the actual boundaries and must not be used to depict legal boundaries.
4. Details regarding the Council Tax and Planning Permissions have been obtained by online or oral enquiry and we advise any interested parties to satisfy themselves with the relevant Local Authority.

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