

**GRICE &
HUNTER**

Chartered Surveyors
Estate Agents & Valuers
Est 1924



5 Forge Court, Newbigg, Westwoodside, DN9 2PL

- Recently and comprehensively updated Mid-Terrace House
- 2 Double Bedrooms
- New Kitchen and Bathroom fittings
- New Central Heating Boiler and Radiators
- Redecorated throughout
- PVCu Double Glazing
- Garage
- Parking to the rear.



£ 185,000 NO CHAIN



A modern 2 Bedroom House occupying a pleasant central village location being convenient for local facilities. The property has recently been subject to an extensive scheme of modernisation and is ready for immediate occupation.

ACCOMMODATION

(all measurements are approx. only)

Ground floor

LOUNGE (4.17m x 3.7m) with front facing bay window including radiator, PVCu front exterior door, chimney breast feature with adjoining storage and display unit. Useful understairs storage cupboard. Staircase off.

DINING KITCHEN (4.58m x 2.76m) with new base and wall cabinets, stainless steel sink, integrated Hotpoint electric oven and 4 ring hob with re-circulating fan, space for fridge freezer. New tiled flooring, feature wall and patio doors to rear garden.

First Floor

LANDING with storage cupboard having plumbing for washing machine.

FRONT DOUBLE BEDROOM (3.56m x 3.58m) with feature wall, built in wardrobe with mirrored doors and radiator.

REAR DOUBLE BEDROOM (3.38m x 2.60m) with radiator.

Remodelled **BATHROOM** (2.35m x 2.60m) with new white suite including “L” Shaped bath with shower and rain head over, vanity wash basin and w.c. Towel radiator, new tiling to walls and floor.

OUTSIDE

Open plan **FRONT GARDEN** with footpath to main entrance and meter cupboard.

Good sized and fence enclosed **REAR GARDEN** with patio adjoining the house, lawn with central pathway leading to the garage and rear pedestrian access.

Brick and tiled **GARAGE** (5.3m x 2.5m) with PVCu double glazed side doors opening to the garden. (Note: The up and over door is currently boarded over internally).

Vehicle access to the garage is via the shared courtyard. Additional carparking space to the rear of the garage.

SERVICES (not tested)

Mains water, electricity, drainage and gas. Gas central heating (new radiators and boiler in 2024).

TENURE

Freehold

LOCAL AUTHORITY

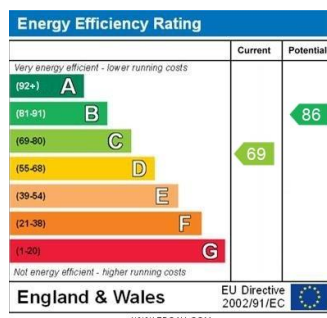
North Lincolnshire Council

COUNCIL TAX

Band ‘B’ (on-line enquiry)

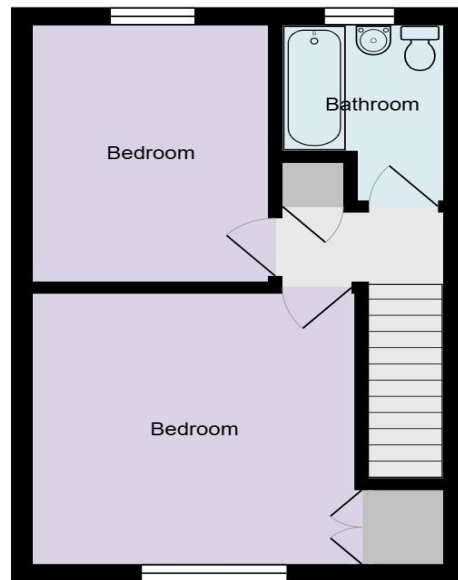
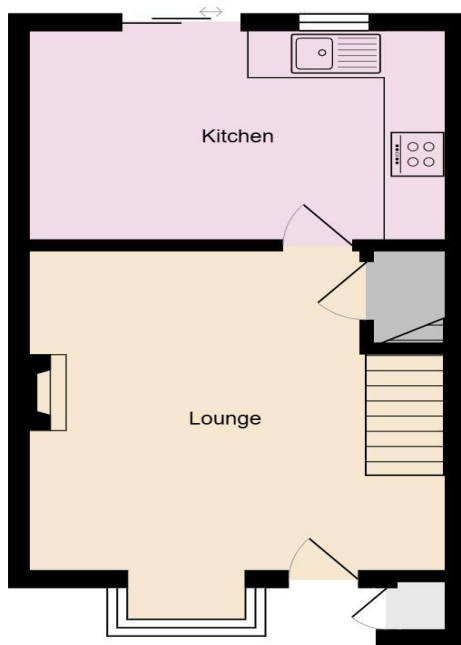
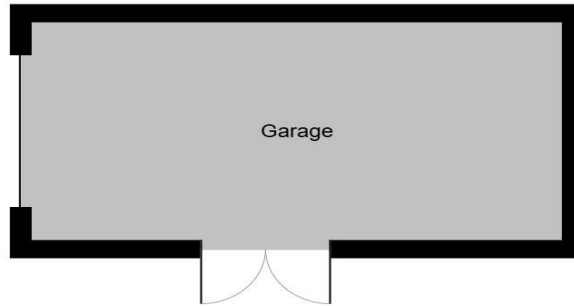
VIEWING

By appointment through Grice & Hunter – Epworth Office. Tel: 01427 873684





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