

**GRICE &
HUNTER**

Chartered Surveyors
Estate Agents & Valuers
Est 1924



20 Weir Road, Westwoodside DN9 2DB

- Immaculately presented 3 Bedroom Detached Bungalow • Superior modern Kitchen and Bathroom • PVCu Double Glazing and Gas Central Heating • Long resin bonded driveway • Outside Hobbies Room/Home Office • Easily managed gardens
- Conservatory •



£265,000

Energy rating

D

Description

Accommodation (room sizes approx. only)

Side Entrance HALL with modern composite exterior door, cloaks cupboard off and radiator.

LOUNGE (5.06m x 3.57m) attractive modern polished stone fire place with coal effect gas fire, radiator, front facing bow window and side window.

KITCHEN (4.82m x 2.61m) Excellent re fitted Kitchen with extensive range of units having smooth fronted cabinet doors and comprising 1½ bowl resin sink, integrated oven, microwave, 4 ring induction hob, integral washer, dryer, fridge freezer, storage and larder cupboards. Vertical radiator, composite exterior door, dual aspect windows, multi down lights and tiled flooring.

BEDROOM 1 (3.33m x 3.58m) modern fitted bedroom furniture including double wardrobe, bed head recess with side wardrobes, bed side tables and storage cupboards over. Radiator and PVCu double glazed doors leading to:-

CONSERVATORY (5.25m x 2.29m) being PVCu double glazed including radiator and exterior doors to rear garden.

BEDROOM 2 (3.98m x 2.62m) modern fitted bedroom furniture including wardrobes, bed head recess, bed side cabinets, storage cupboards over, separate dressing table and radiator.

BEDROOM 3 (2.39m x 2.68m) radiator and PVCu double glazed patio doors to conservatory.

BATHROOM (2.97m x 1.67m) upgraded bathroom including cabinet unit having w.c, wash basin and storage space. Corner shower cubicle with rain head fitting, panelled bath with tap shower fitting, fully tiled walls and electric towel radiator.

OUTSIDE Attractive low maintenance front garden with decorative stone and woodchip finish, long side driveway with modern resin bonded finish having parking space for multiple cars. Resin bonded paths to both sides of bungalow and kitchen entrance.

Rear garden being fully enclosed and predominantly terraced for ease of maintenance with large seating area and established borders, timber garden shed and summer house. Gated entrance from driveway. **HOBBIES ROOM/HOME OFFICE** (4.7m x 2.2m) with dry lined interior and having electric light and power.

SERVICES

All mains services
Gas central heating to radiators.

LOCAL AUTHORITY

North Lincolnshire Council

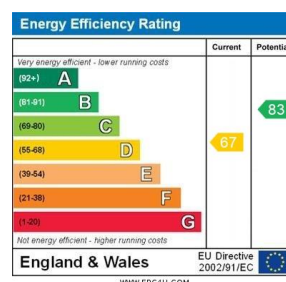
COUNCIL TAX Band 'C' (on-line enquiry)

TENURE

Freehold assumed.

VIEWING

Strictly by prior appointment through Grice & Hunter 01427 873684





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