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Westhill Road, Grimsby



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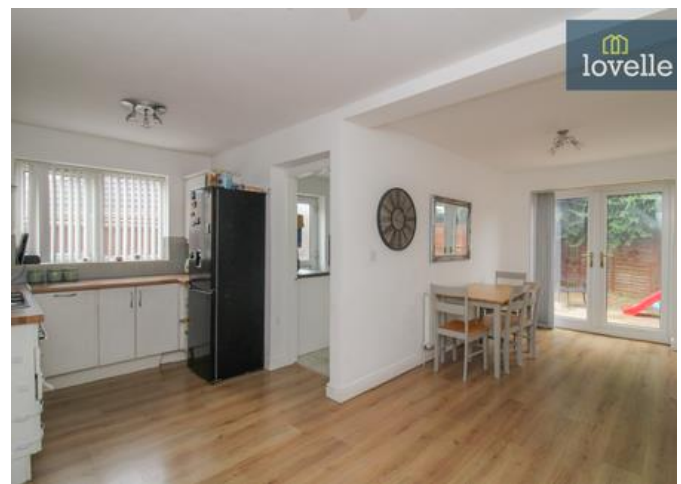
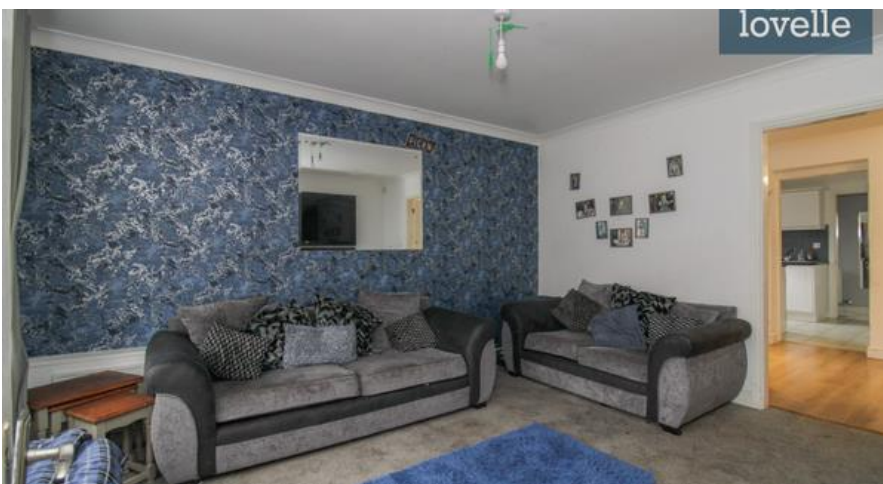
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When it comes to
property it must be


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£160,000



This highly sought-after semi-detached property features three bedrooms, two reception rooms, a well-equipped kitchen, off-road parking, an integral garage, and a low-maintenance garden, all situated in a peaceful cul-de-sac with excellent transport

Key Features

- Semi-Detached House
- Three Bedrooms
- Two Reception Rooms
- Kitchen, Utility & Cloakroom
- Large Driveway & Garage
- Low Maintenance Garden
- EPC rating C
- Tenure: Freehold





Presenting a highly sought-after semi-detached property, currently listed for sale. Its unique blend of comfort and functionality makes it an ideal choice for families, couples, and first-time buyers.

Upon arrival, you will be greeted by a large driveway, leading to a detached garage. The exterior of the house boasts an extended rear and uPVC double glazing, offering a contemporary and welcoming appearance.

Inside, the property offers a well-thought-out floor plan encompassing three bedrooms, a family bathroom, two reception rooms, kitchen, utility room and cloakroom. The bedrooms include two double rooms and a single room, all of which are well-proportioned and benefit from ample natural light.

The bathroom is well-appointed with a bath featuring a shower overhead, a wc, and a sink. The clean lines and modern fittings in this space make it a pleasing and practical area for daily routines.

The heart of the home is undoubtedly the kitchen, which comes equipped with wall and base units as well as an oven and gas hob, providing a great space for cooking and dining. Adjacent to the kitchen is a utility room fitted with wall and base units, a sink, and plumbing for a washing machine, adding to the functionality of the home.

The property also boasts of two reception rooms. The lounge, tastefully decorated, offers a tranquil space for relaxation, while the second reception room functions as a dining area, seamlessly open-plan to the kitchen. This space further benefits from doors leading out to the garden, inviting the outside in and offering a perfect setting for alfresco dining or gathering with friends and family.

Complementing the interiors is a low maintenance garden. It presents an ideal relaxation spot or safe play area for children, adding to the appeal for families.

Another attractive feature is the property's location, nestled in a peaceful cul-de-sac with excellent public transport links, local amenities, and schools nearby. The house also benefits from gas central heating, ensuring a warm and comfortable environment throughout the year.

In summary, this semi-detached property presents a fantastic opportunity to acquire a home that blends style, comfort, and convenience. Its unique features and ideal location create a living environment that caters to a variety of lifestyles.

Measurements

Lounge 3.83m X 4.12m
Dining Room 2.36m X 3.63m
Kitchen 2.37m X 4.87m
Utility 2.49m X 2.30m
Cloakroom 0.77m X 2.31m
Bedroom 1 2.98m X 2.80m
Bedroom 2 2.96m X 2.77m
Bedroom 3 1.98m X 1.98m
Bathroom 2.00m X 1.66m

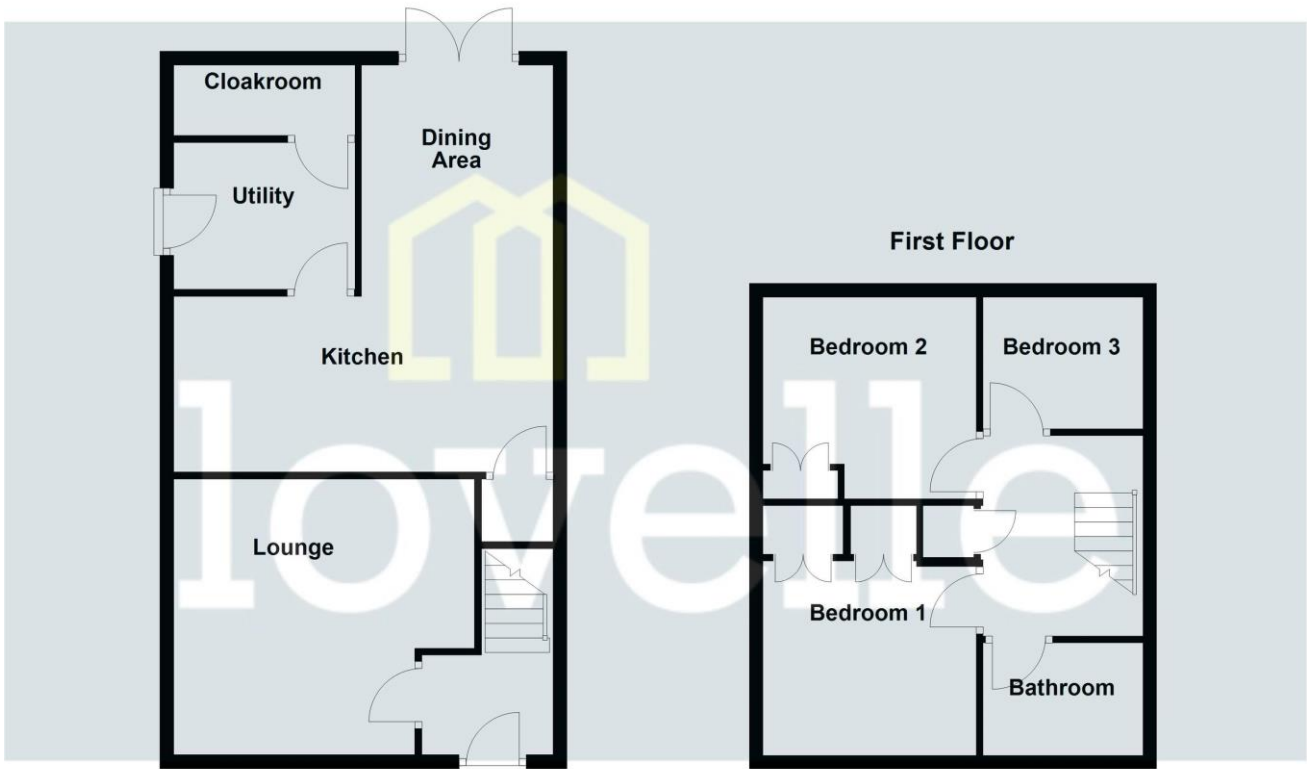
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Mobile and broadband

It is advised that prospective purchasers visit checker.ofcom.org.uk in order to review available wifi speeds and mobile connectivity at the property.

Ground Floor



Please be advised that the floor plan is not drawn to scale and is to be used for illustrative purposes only.
Plan produced using PlanUp.



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