



**8 Tower Hill,
Westwoodside, DN9 2DH**

- A wonderful opportunity to acquire a semi-detached positioned with stunning views over countryside. Briefly comprising of a reception hallway, lounge dining room and kitchen. First floor landing, three bedrooms and family bathroom. Situated in the popular village of Westwoodside offering superb family accommodation with an early viewing highly recommended. To the front of the property there is a lawned garden enclosed by a low hedge boundary, driveway allowing parking for several vehicles and a detached single garage with electric door. An iron gate at the side gives access to the rear. At the rear of the property there is an outbuilding with WC and a wooden shed. There is a delightful patio area at the back of the property overlooking the garden. The garden is lawned with well-established trees, shrubs, and flowers. There is also a raised pergola patio all with stunning views over open countryside. ●

- Semi-detached house - Opens countryside views - Living/Dining Room - Kitchen - Three Bedrooms - Family Bathroom - Lawned gardens ●

Price Region: £245,000

Now Reduced To: £210,000

SEMI-DETACHED HOUSE

RECEPTION HALLWAY: Upvc door and window. Staircase leading to first floor and bedrooms. Under stair storage cupboard. Radiator.

DINING LIVING ROOM: Double aspect windows both with views over farmland and garden. Open grate fire with wood fireplace surround and tiled hearth. Television point. Radiators.



KITCHEN: 12' 3" x 10' 6" (3.751m x 3.218m) Rear facing window and entrance door to patio and garden. A range of fitted base and wall cupboards, glass fronted units and drawers. Worktop incorporating a single bowl drainer sink mixer taps. Tiled splashbacks. Provision for washing machine, dishwasher, and free-standing cooker. Additional built-in floor to ceiling storage cupboard. Radiator.



FIRST FLOOR LANDING: Front facing window with open views. Loft access.

BEDROOM 1: 11' 9" x 10' 4" (3.600m x 3.160m) Rear facing window with views over farmland. Built-in floor to ceiling storage cupboards. Radiator.



BEDROOM 2: 11' 10" x 8' 5" (3.625m x 2.569m) Dual aspect windows. Radiator.



BEDROOM 3: 8' 7" x 6' 11" (2.640m x 2.119m) Dual aspect windows. Radiator.



BATHROOM: 6' 8" x 5' 8" (2.047m x 1.750m) Front facing window. Fitted suite comprising of a low-level WC, hand basin and P-shaped bath with shower over. Tiled walls and floor. Radiator.



OUTSIDE: To the front of the property there is a lawned garden enclosed by a low hedge boundary, driveway allowing parking for several vehicles. There is a small private patio area under the front window. An iron gate to the side gives access to the rear where there is a detached single garage. At the rear of the property there is an outbuilding with WC and a wooden shed. There is a delightful patio area overlooking the garden. The garden is lawned with well-established trees, shrubs, and flowers. There is also a raised pergola patio giving wonderful views. A little pathway leads to an additional circular patio area. The garden is private with stunning views. Outside lighting and tap.



SERVICES: Mains water, electricity, drainage, and gas
LOCAL AUTHORITY: North Lincolnshire Council
COUNCIL TAX: Band: A
TENURE: Freehold assumed
VIEWING: Strictly by appointment with Keith Clough Estate Agents – 01427 873236