



## 6 WESTERDALE ROAD SCUNTHORPE, DN16 2QB

**£150,000  
FREEHOLD**

Beautifully Refurbished Three Bedroom Semi-Detached Home With Utility / W.C., Off-Road Parking And South-Facing Garden In A Convenient Ashby Location



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# 6 WESTERDALE ROAD



## DESCRIPTION

Westerdale Road, Ashby, Scunthorpe

Situated in a convenient and well-regarded location, this beautifully refurbished three-bedroom semi-detached home offers stylish, ready-to-move-into accommodation ideal for first-time buyers and growing families alike. The property has undergone extensive modernisation throughout, creating a fresh and contemporary living environment complemented by practical additions including a utility room with ground floor W.C., off-road parking and a south-facing rear garden.

Upon entering the property, you are welcomed into a bright entrance hallway with stairs rising to the first floor and access through to the main living accommodation. The front-facing lounge is a comfortable and inviting space, featuring a large window that allows plenty of natural light to flow through the room.

To the rear of the property is the newly fitted kitchen diner, thoughtfully designed with modern white gloss units, marble-effect worktops and a range of integrated appliances including oven, hob, fridge, freezer and dishwasher. There is ample space for a dining table and chairs, making this a fantastic social hub of the home. A door from the kitchen leads through to the sunroom, which enjoys full window surrounds and sliding doors opening onto the garden, offering flexibility as a seating area, playroom or additional reception space.

Adjacent to the kitchen is a highly practical utility room with ground floor W.C., providing additional storage, plumbing for white goods and space for appliances, along with housing the modern gas combi boiler.

To the first floor, the property offers two generous double bedrooms and a good-sized third bedroom, ideal as a nursery, home office or child's room. The modern family bathroom is finished to a high standard and fitted with a contemporary suite including a P-shaped bath with shower over, vanity sink unit and heated towel rail, creating a clean and stylish finish.

Externally, the property continues to impress. To the front there is off-road parking, while the south-facing rear garden provides a private and sunny outdoor space, mainly laid to lawn with patio areas ideal for seating and entertaining. Additional benefits include a new boiler, updated consumer unit, security alarm system and CCTV, offering both comfort and peace of mind.

Positioned close to local amenities, schools and transport links, this home represents an excellent opportunity to acquire a fully modernised property in a popular residential area, ready for immediate occupation.

### **Entrance Hall**

Welcoming entrance space with stairs rising to the first floor and access into the main living accommodation.

### **Lounge**

Bright front-facing reception room featuring a large window allowing plenty of natural light, offering a comfortable space for relaxing and entertaining.

### **Kitchen Diner**

Newly fitted modern kitchen finished with white gloss units, complementary worktops and integrated appliances including oven, hob, fridge, freezer and dishwasher. Generous space for a dining table and chairs, making this a true hub of the home. Door leading through to the sunroom.

## **Sunroom**

Versatile additional reception space with full window surrounds and sliding doors opening onto the rear garden, ideal as a seating area, playroom or home office

## **Utility Room / Ground Floor W.C.**

Practical and well-designed space providing plumbing and room for appliances, additional storage, low-level W.C. and housing the modern gas combi boiler.

## **First Floor Landing**

Providing access to all bedrooms and the family bathroom.

## **Bedroom One**

Spacious double bedroom positioned to the front of the property with fitted wardrobes.

## **Bedroom Two**

Second double bedroom overlooking the rear garden, offering comfortable proportions.

## **Bedroom Three**

Good-sized single bedroom, ideal as a nursery, child's bedroom or home office.

## **Family Bathroom**

Modern suite fitted with a P-shaped bath with shower over and glazed screen, vanity sink unit, W.C. and contemporary heated towel rail.

## **Externally**

To the front, the property benefits from off-road parking. The south-facing rear garden is enclosed and mainly laid to lawn with patio areas ideal for outdoor seating and entertaining. Additional features include a new boiler, updated consumer unit, security alarm system and CCTV, providing both efficiency and peace of mind.

# **6 WESTERDALE ROAD**





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### ADDITIONAL INFORMATION

**Local Authority –**

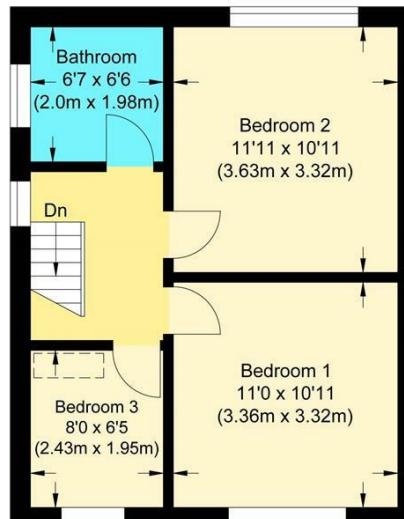
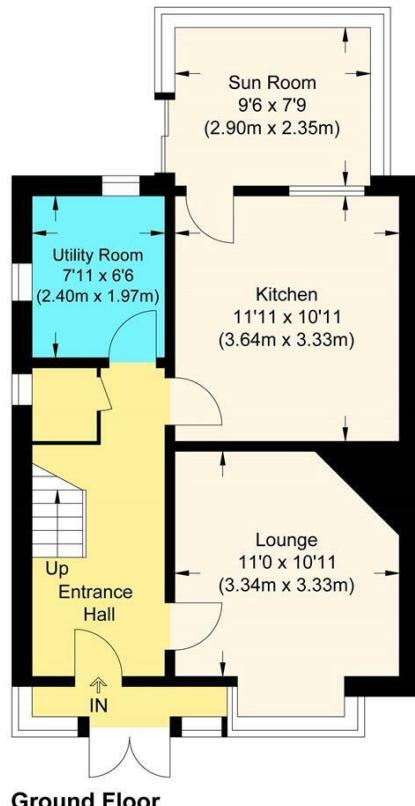
**Council Tax – Band B**

**Viewings – By Appointment Only**

**Floor Area – 1033.00 sq ft**

**Tenure – Freehold**





### Westerdale

Approximate Gross Internal Floor Area : 85.70 sq m / 922.46 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		79
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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