



Westerdale Way,

**£99,950**



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Westerdale Way, Grimsby, South Humberside  
£99,950

An immaculate, 3 bedroom, end of terrace home that has been tastefully upgraded and maintained by the current owners. Located in a popular and established residential position in DN37, that is convenient for a plethora of amenities, leisure activities and schooling, making it a great opportunity for a first-time buyer or even investor due to the high demand in the area. Tastefully decorated throughout, buyers will be pleased with the modern accommodation this great home offers :- Accommodation comprises : - Entrance Hallway, large living room with laminate flooring and a gorgeous, rear facing, modern open-plan kitchen-diner that has an array of quality base and eye level units, integrated appliances and finished in a contemporary french grey. To the first floor is an ample landing that services the 3 good-sized bedrooms and the modern bathroom that benefits from being fully tiled and fitted with a white suite. Externally the property is served by both front and rear gardens, both of which are well kept and low-maintenance in nature and enclosed to all sides by fencing. There are also the modern conveniences of gas central heating and uPVC double glazing throughout.

#### LOCATION

Westerdale Way is an established residential position, popular with families due to being incredibly convenient for a plethora of amenities and schooling and is located in Grimsby (DN37). A bank of shops, including a news agents, post-office, takeaways and public

house are only a short 300m walk away. Local schooling is provided by Willows Academy providing education at KS1 and KS2. For secondary schooling there is Healing Science academy and John Whitgift academy providing education at KS3 It is also convenient for commuters, with the A180 being only a short 5 minute drive away. For Leisure, Grimsby Leisure centre with its pool, gym and ice skating facilities is only a 5 minute walk away.

#### MAIN ACCOMMODATION

##### ENTRANCE HALL

4.27m x 1.65m (14'0" x 5'5")

##### W.C

##### LIVING ROOM

4.39m x 3.43m (14'5" x 11'3")

##### KITCHEN / DINING ROOM

2.77m x 5.33m (9'1" x 17'6")

##### FIRST FLOOR LANDING

##### BEDROOM 1

3.76m x 2.92m (12'4" x 9'7")

##### BEDROOM 2

2.74m x 3.56m (9'0" x 11'8")

##### BEDROOM 3

2.16m x 2.92m (7'1" x 9'7")

##### BATHROOM

2.16m x 2.92m (7'1" x 9'7")

##### FRONT GARDEN

##### REAR GARDEN

##### Laser Tape Clause

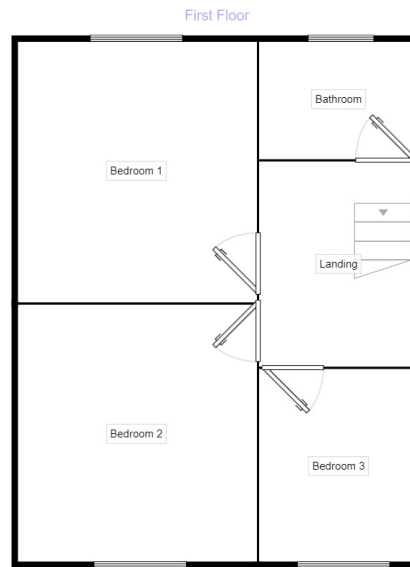
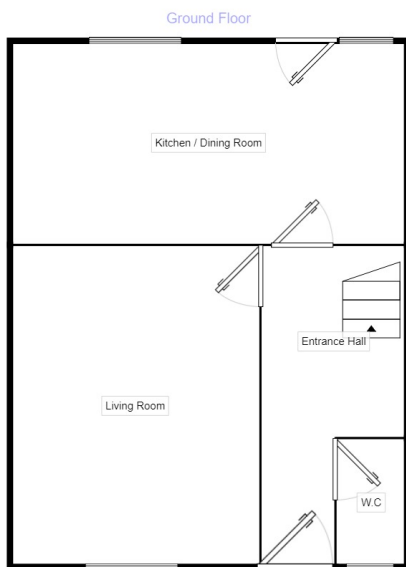
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

##### Floorplan Clause

Measurements are approximate. Not to Scale. For Illustrative purposes only



For full EPC please contact the branch



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