



## 22 Westwinds Gardens, Scunthorpe, DN15 9RY

£149,950

This is a quality home in a quiet spot in Winterton, an ideal two double bedroom semi detached house that is perfect as a first time buy or investment in our opinion and has no onward chain.

Layout wise we have a hall, lounge, kitchen diner, two double bedrooms and a bathroom. The property also benefits from being redecorated and new flooring fitted so you can move straight in!

Outside there is off road parking to the rear and a secure private back garden. If you would like more info, or if you are looking to buy your first home and would like help, please get in touch.

## Entrance

Lounge 16'3" x 11'8" (4.96 x 3.57)



Kitchen 11'8" x 9'9" (3.57 x 2.99)



## Landing

Bedroom one 11'8" x 9'1" (3.57 x 2.79)



Bedroom two 11'8" x 8'11" (3.57 x 2.74)



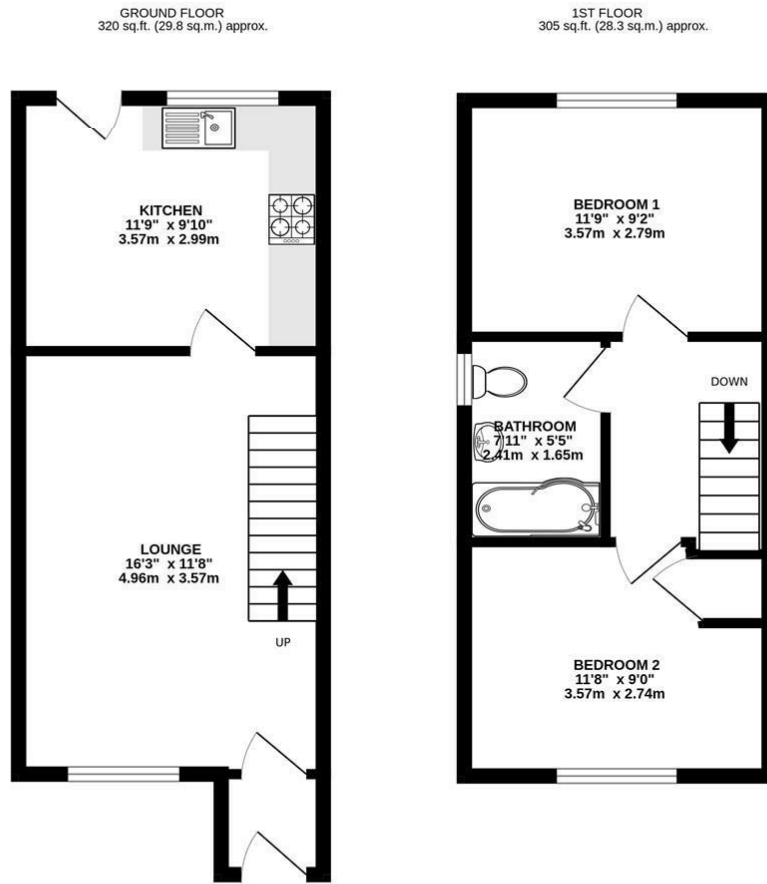
Bathroom 7'10" x 5'4" (2.41 x 1.65)



## Outside



# Floor Plan



TOTAL FLOOR AREA: 625 sq.ft. (58.1 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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# Area Map



# Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>63</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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