

# BETTLES, MILES & HOLLAND

## Estate Agents - Valuers

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### PROPERTY FOR SALE

**21 WESTFIELD ROAD, WALTHAM GRIMSBY**

**PURCHASE PRICE £170,000 FREEHOLD**



#### VIEWING

By appointment with this office

#### COUNCIL TAX BAND

B

#### PURCHASE PRICE

£170,000

#### TENURE

We understand the property to be Freehold and this is to be confirmed by the solicitors



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Registered in England No. 4782567



## 21 WESTFIELD ROAD, WALTHAM GRIMSBY

Nestled on Westfield Road in the charming area of Waltham, Grimsby, this delightful semi-detached bungalow offers a perfect blend of comfort and convenience. With a prime location close to local amenities, this property is ideal for those seeking a peaceful yet accessible lifestyle.

Upon entering, you are welcomed into a light and airy lounge that provides a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The fitted kitchen is both functional and stylish, catering to all your culinary needs. This bungalow features two double bedrooms, ensuring ample space for rest and privacy. The modern bathroom is well-appointed, adding to the overall appeal of the home.

Outside, the well-maintained rear garden offers a tranquil retreat, ideal for enjoying sunny afternoons or hosting gatherings. The property boasts ample off-road parking for up to three vehicles, a significant advantage in this area. Additionally, the garage has been thoughtfully converted into a hobby room, providing a versatile space that can be tailored to your interests.

With double glazing and gas central heating throughout, this bungalow ensures comfort and efficiency year-round. This property is a wonderful opportunity for anyone looking to settle in a friendly community while enjoying the benefits of a well-maintained home. Don't miss the chance to make this charming bungalow your own.

### **ENTRANCE HALL**

Through a u.PVC double glazed door into the hall with laminate to the floor, a central heating radiator and a small cupboard housing the electric meter. Spotlights to a coved ceiling and loft access which is part boarded with a pull down ladder and a light.

### **LOUNGE**

11'11 x 11'11 (3.63m x 3.63m)

This light and airy lounge to the front of the bungalow with a u.PVC double glazed window, laminate to the floor, a painted fire surround with a marble effect back and hearth. There is laminate to the floor, a light and coving to the ceiling.



## 21 WESTFIELD ROAD, WALTHAM GRIMSBY

### KITCHEN

8'10 x 8'7 (2.69m x 2.62m)

With a range of light oak effect wall and base units, contrasting work surfaces, tiled splash backs, a stainless steel sink unit with a chrome mixer tap. There is an integrated electric oven, a gas hob with a stainless steel extractor fan above, plumbing for a washing machine and space for a fridge/freezer. A u.PVC double glazed window and door, laminate to the floor, there is a cupboard housing the central heating boiler and a light to the ceiling.



### KITCHEN



## 21 WESTFIELD ROAD, WALTHAM GRIMSBY

### **BATHROOM**

5'4 x 6'6 (1.63m x 1.98m)

The bathroom with a white suite comprising of a panelled bath, chrome taps and a plumbed shower over, a pedestal wash hand basin with chrome taps and a toilet. A u.PVC double glazed window, PVC shower boarding to the walls, a chrome vertical radiator, vinyl tiles to the floor, a light and extractor fan to the ceiling.



### **BEDROOM 1**

9'11 x 9'10 (3.02m x 3.00m)

This double bedroom to the back of the bungalow with a u.PVC double glazed window, a central heating radiator, laminate to the floor, a light and coving to the ceiling.



### BEDROOM 1



### BEDROOM 2

9'11 x 9'10 (3.02m x 3.00m)

Another double bedroom to the front of the bungalow with a u.PVC double glazed window, a central heating radiator, a range of fitted wardrobes, laminate to the floor and a light to the ceiling.



### HOBBY ROOM

14'7 x 9'3 (4.45m x 2.82m)

The garage has been converted into a hobby room with a u.PVC double glazed window and door to the front and a u.PVC double glazed window to the side and there is light and power within.

There is a storage area measuring 2'9 x 9'3 with shelving and a light to the ceiling

## 21 WESTFIELD ROAD, WALTHAM GRIMSBY

### GARDENS

The front of the property is laid to block-paving providing ample off road parking and this continues down the side of the property beyond a wooden gate and into the back garden.

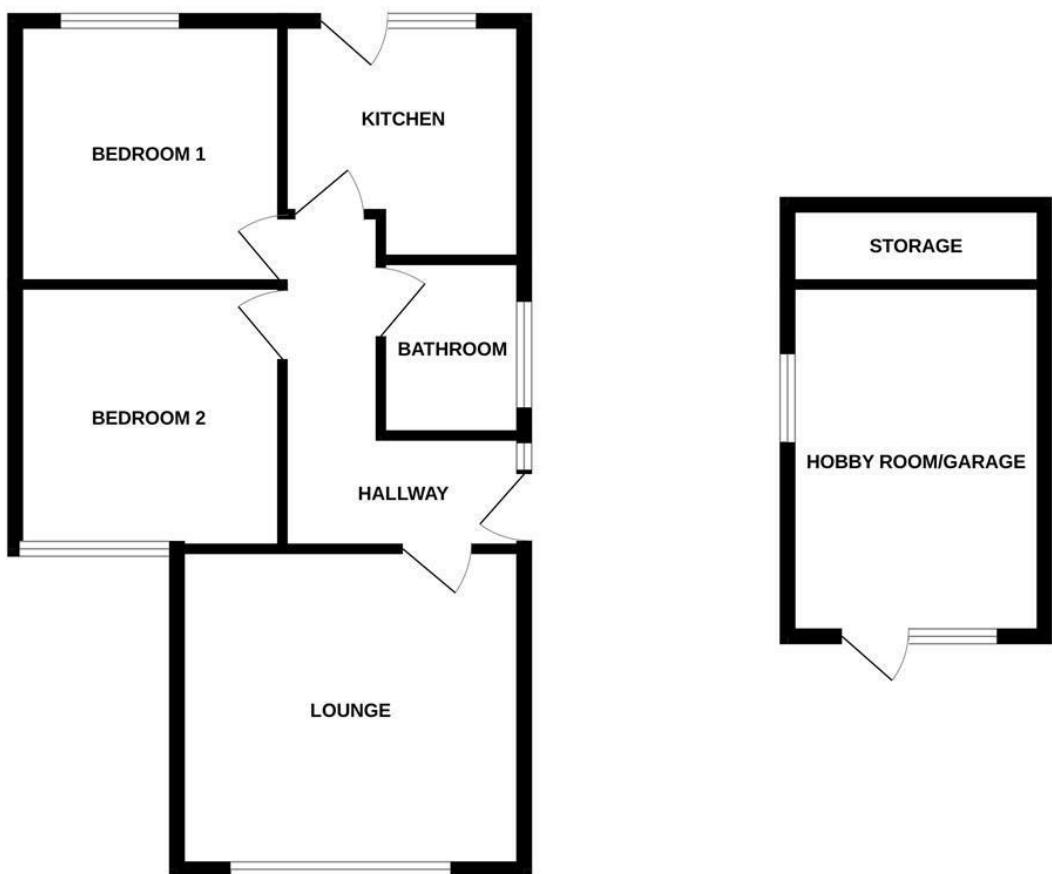
The back garden is laid to lawn with a block-paved pathway and patio area. The back garden has established borders and a metal shed.



### GARDENS



## GROUND FLOOR



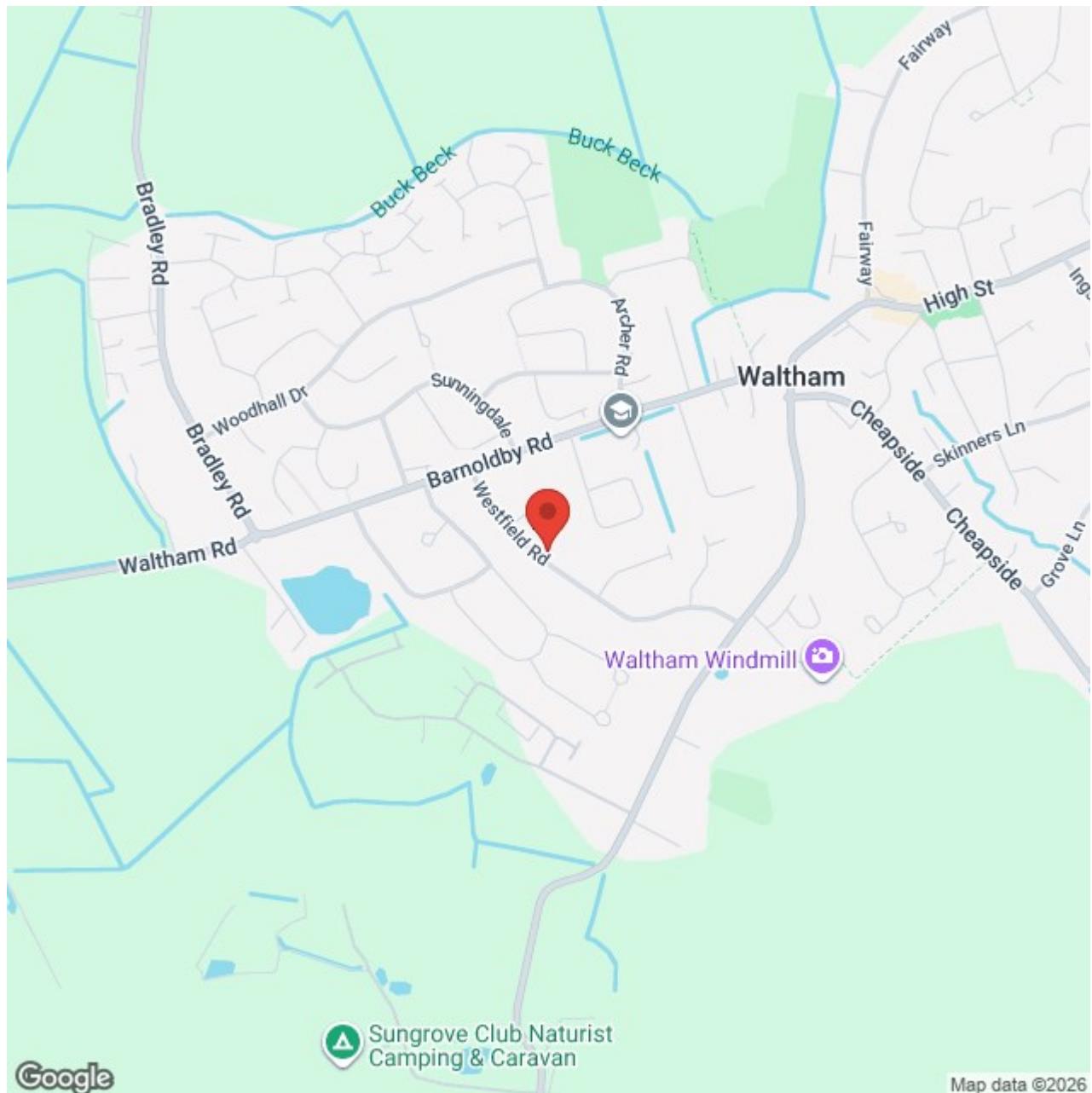
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for guidance only and should be used as such by 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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## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		91
(81-91) B		
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



## ADDITIONAL NOTES

### **FREE VALUATIONS:**

We offer a free valuation with no obligation, just call the office on 01472 698698 and ask for your free valuation, we are flexible with our times.

### **B.M.H. PROPERTY MANAGEMENT.**

We offer a letting/management service:-

Four weekly payments / Regular inspections / credit checks / Our monthly fee is 12% **Inclusive of VAT** (i.e. 10% + V.A.T.) Call us if you are interested.

### **MORTGAGE ADVICE**

#### **WE CAN OFFER INDEPENDENT MORTGAGE ADVICE**

Our local broker James Welham can help you find the best mortgage to suit you providing personal face to face expert advice either at our office or in the comfort of your own home. Contact our office for further details on 01472 698698 or speak to James Welham directly on 07710 548 379 or [james@jdwassociates.co.uk](mailto:james@jdwassociates.co.uk).

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**YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.**

*They normally charge a fee of £495 payable on production of offer.*

*(BMH may recommend the services of James Welham JDW Associates but it is entirely sellers/potential buyers own decision to use the services and they are under no obligation to do so. BMH receive a referral fee/benefits worth £75 per mortgage completion. This has NO effect on the price sellers/potential buyers pay for the Mortgage Advice. It is purely an agreement between BMH and James Welham.)*

### **STATUTORY NOTICE: YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.**

### **\* ALL MEASUREMENTS STATED ARE APPROXIMATE.**

Please note that none of the apparatus, equipment, whether gas or electrical have been tested and that we cannot verify that they are in full working order. We have done our utmost to provide fair, decent and honest information, we will not accept liability for any errors regarding measurements, council tax band, tenure etc, as they are for your general use only and not to be relied upon. We advise that you make your own enquiries. Should a purchaser require inspections or quotes for works on a property due to survey results, although we are only too pleased to recommend firms, we will not be held responsible for any works carried out before or after completion, or works not detected by the firms in question, they are only recommendations and have no connection with Bettles, Miles & Holland