



**Beechwood, Upperthorpe Road,  
Westwoodside, DN9 2AL**

- A well-presented detached 3-bedroom bungalow positioned in a pleasant location. Briefly comprising hallway, living room, kitchen, sunroom-dining area, conservatory, side lobby, 3 bedrooms and bathroom. To the front of the property there is a lawned garden with a hedge boundary. The bungalow has a pathway either side with gates that lead to the back of the property. The driveway has double iron gates leading to the driveway allowing parking for several vehicles and detached single garage with electric door with attached brick storage/workshop. The rear garden has a lovely patio area, vegetable plot and lawned garden all enclosed by a wooden fence. **With vacant possession this means no chain!**

Contact agents for a viewing! ●

- 3-bedroom detached bungalow - Well presented throughout - Hallway / Living room / Kitchen - Sun room-dining room area / Conservatory - Side lobby / 3 bedrooms / Bathroom - Pleasant location with good amenities - Garage & off-road parking - South facing garden & patio lawned to front & rear - No chain with vacant possession! ●

**Price Region: £335,000**

**Now Reduced to £273,000**



**DETACHED BUNGALOW**

**THE PROPERTY**

**RECEPTION HALL** Entrance door leading into L-shaped hallway. Built in single storage cupboard and additional storage with double doors. Loft access. Radiator with cover.



**LIVING ROOM 13' 3" x 18' 0" (4.060m x 5.499m)** Front facing window. Brick fireplace which extends to display shelving. Tiled hearth. Living flame gas fire and wooden mantel. Television point. Radiator with cover.



**KITCHEN 11' 4" x 10' 7" (3.463m x 3.226m)** Side facing window and personal door leading to a side lobby. Fitted base and wall units with glass fronted cabinet and drawers. Worktops incorporating one and half bowl with mixer taps. Tiled splashbacks. Four ring gas hob with extractor fan above and built in oven and separate grill. Provision for washing machine. Archway giving access into: -



**SUNROOM/ DINING AREA 10' 0" x 8' 2" (3.063m x 2.509m)** Rear facing patio doors leading into the conservatory. Tiled floor. Television point. Radiator with cover.



**CONSERVATORY 11' 4" x 7' 8" (3.473m x 2.360m)** One wall exposed brickwork. Triple aspect floor to ceiling windows. Rear facing doors to enclosed garden. Tiled floor. Radiators.



**SIDE LOBBY 13' 1" x 6' 1" (4.000m x 1.860m)** Side facing and rear facing window. Fitted base cupboards with worktop. Provision for white goods. Fitted larder storage. Radiator,



**BEDROOM 1 13' 8" x 10' 8" (4.189m x 3.253m)** Rear facing window overlooking patio and garden. Television point. Radiator.



**BEDROOM 2 11' 8" x 10' 7" (3.574m x 3.229m)** Front facing window. Radiator.



**BEDROOM 3 11' 2" x 9' 7" (3.411m x 2.924m)** Rear facing window overlooking patio. Radiator.



**BATHROOM 10' 6" x 6' 9" (3.203m x 2.069m)** Side facing window. White low-level WC and pedestal hand wash basin. Bath with hand shower over. Shower cubicle. Fully tiled walls and floor. Heated towel rail.



**OUTSIDE** To the front of the property there is a lawned garden with a hedge boundary. The bungalow has a pathway either side with a gate leading to the back of the property. The driveway has double iron gates leading to parking for several vehicles and detached single garage with electric door and brick storage/workshop attached. The south facing rear garden has a lovely patio area, vegetable plot and lawned garden all enclosed by a wooden fence. Outside light and tap.



**SERVICES:** Mains water, electricity, drainage and gas

**LOCAL AUTHORITY:** North Lincolnshire Council

**COUNCIL TAX:** Band:

**TENURE:** Freehold assumed

**VIEWING:** Strictly by appointment with Keith Clough Estate Agents – 01427 873236