



46 Westhill Road, Grimsby, North East Lincolnshire, DN34 4SF
£155,000

Key Features:

- Three Bedroom Semi Detached Home
- Immaculately Presented
- Spacious Open Plan Lounge/Dining Room
- Modern Fitted Kitchen
- Downstairs WC & First Floor Bathroom
- Rear Garden - Not Directly Overlooked
- Driveway Parking
- No Chain

This immaculately presented semi detached home is situated in a popular and well-established residential area of Grimsby, close to local amenities, well regarded schools and colleges, and within easy reach of the town centre.

The accommodation is thoughtfully arranged, comprising a spacious open plan lounge/dining room, a well-appointed modern kitchen featuring shaker-style units and integrated appliances, along with a convenient downstairs WC.

To the first floor are three bedrooms, including two good sized doubles with built-in wardrobes, along with a modern family bathroom.

Externally, the property offers driveway parking to the front, while the rear garden provides a pleasant outdoor space and benefits from not being directly overlooked. A substantial shed offers additional storage. An excellent opportunity for first time buyers...Viewing Highly Recommended.



ENTRANCE HALL

Accessed via a composite front entrance door, with understairs storage cupboard.

LOUNGE

13'8" x 10'5" (4.19 x 3.18)

With a bay window to front aspect, and open plan to:

DINING ROOM

16'0" x 9'10" (4.89 x 3.02)

With double doors opening to the rear garden.

KITCHEN

12'5" x 7'0" (3.80 x 2.15)

Featuring a large range of shaker-style units, contrasting worktops inset with a resin sink, built-in double oven, gas hob, integrated fridge/freezer and dishwasher.

WC

4'2" x 2'7" (1.29 x 0.79)

Accessed via a side entrance porch.

FIRST FLOOR LANDING

With a side aspect window.

BEDROOM 1

11'11" x 9'4" (3.64 x 2.85)

Front aspect bedroom with a built-in double wardrobe.

BEDROOM 2

10'3" x 10'1" (3.14 x 3.08)

Rear aspect bedroom with a full wall of built-in wardrobes.

BEDROOM 3

7'8" x 6'4" (2.35 x 1.95)

Front aspect bedroom.

BATHROOM

6'4" x 5'6" (1.95 x 1.69)

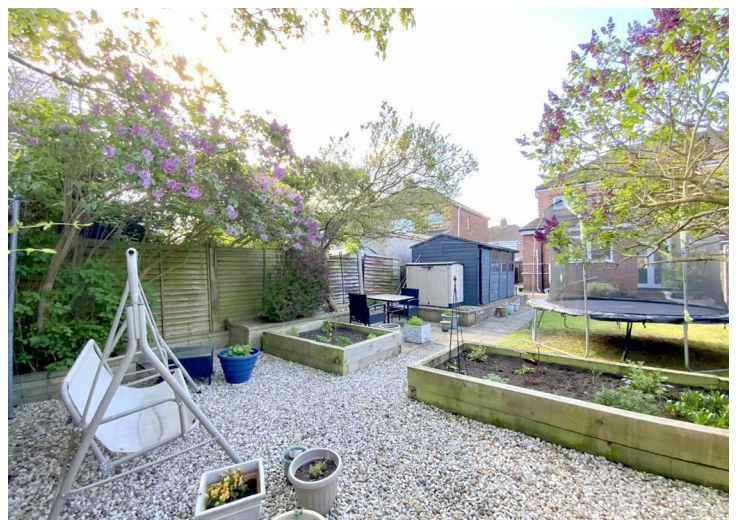
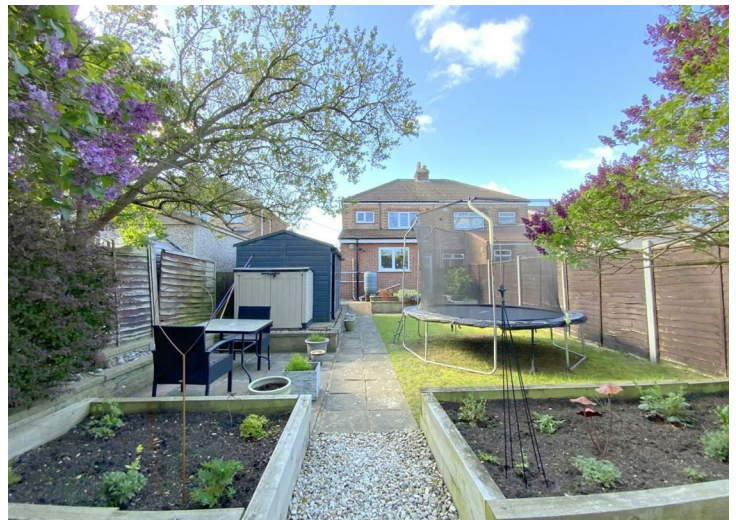
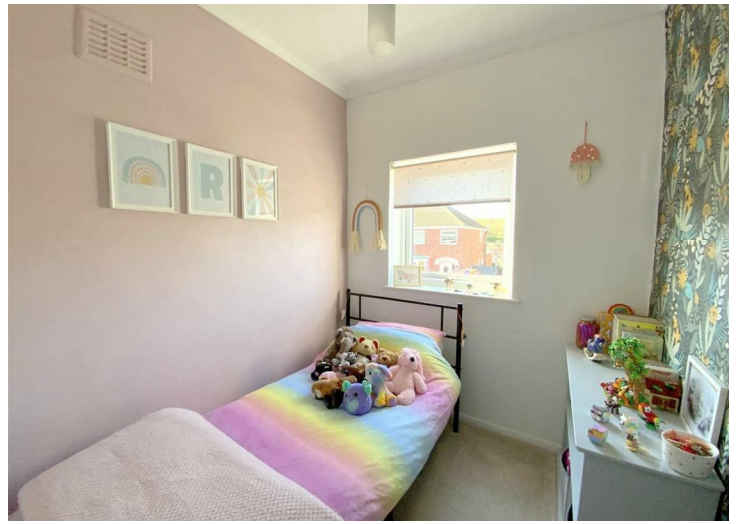
Fitted with a pedestal basin, WC, and bath with overhead electric shower.

TENURE

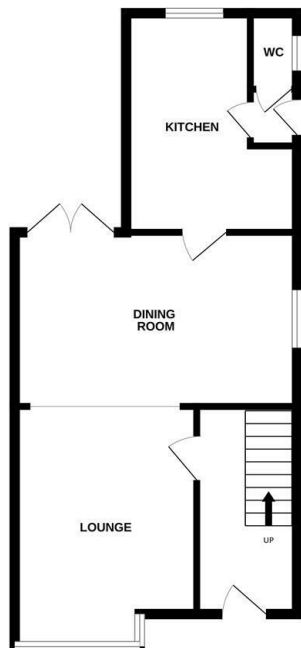
FREEHOLD

COUNCIL TAX

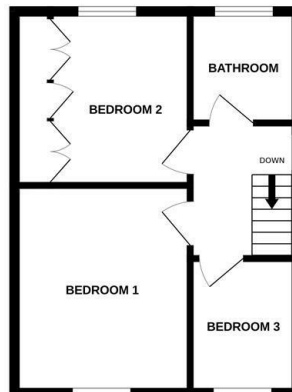
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GROUND FLOOR
485 sq.ft. (45.1 sq.m.) approx.




1ST FLOOR
350 sq.ft. (32.6 sq.m.) approx.



TOTAL FLOOR AREA : 836 sq.ft. (77.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of floors, 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		72
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

Viewing

By appointment only.

Tenure

We are advised by the vendor that the property is: As Above However, prospective purchasers should have the tenure of this property confirmed by a solicitor.

Additional Information Local Authority: North East Lincolnshire Council Telephone 01472 313 131

Services: All mains services are available or connected subject to the statutory regulations. we have not tested any heating systems, fixtures, appliances or services.

DISCLAIMER - IMPORTANT NOTICE REGARDING SALES PARTICULARS

Although we have taken great care to ensure the accuracy of the information contained in these particulars, we specifically deny liability for any mistakes, omissions or errors and strongly advise that all proposed purchasers should satisfy themselves by inspection or otherwise, as to their correctness, prior to entering into any commitment to purchase. Any references to the condition, use or appearance of the property or appliances therein, are made for guidance only, and no warranties are given or implied by this information. It is not the Agents policy to check the position with regards to any planning permission or building regulation matters and as such all interested parties are advised to make their own enquiries., in order to ensure that any necessary consents have been obtained. Measurements are taken from wall to wall unless otherwise stated, with the metric conversion shown in brackets. Any plans or maps contained are for identification purposes only and are not for any other use but guidance and illustration. The Agents have not tested any apparatus, equipment, fixtures, fittings or services including central heating systems and cannot therefore

