



Westhill Road

Grimsby  
DN34 4SF

£142,000

Early viewing is advised on this lovely and well presented two bedroom semi-detached family home. Offered for sale with no forward chain on the vendors side, the property offers the benefits of gas central heating and uPVC double glazing. The accommodation briefly comprises entrance hallway, lounge/diner, sunroom, breakfast kitchen, landing, two bedrooms and a shower room. Front and rear gardens, driveway and detached garage.



### **Entrance Hallway**

With composite entrance door with adjoining glazed panel to the front elevation. uPVC double glazed window to the side. Central heating radiator. Staircase to the first floor.

### **Lounge**

22' 0" x 11' 0" (6.706m x 3.349m) at its maximums  
uPVC double glazed bay window to the front elevation. Central heating radiator. Living flame gas fire with surround. French doors through to the sunroom.

### **SunRoom**

11' 2" x 8' 1" (3.398m x 2.470m)  
With central heating radiator and having laminate flooring uPVC double glazed window to the rear. Doors through to the kitchen.

### **Breakfast Kitchen**

21' 6" x 8' 2" (6.541m x 2.501m) maximums  
uPVC double glazed window and a composite entry door to the side elevation and patio doors to the rear. Offering a range of fitted wall and base units with contrasting roll edge work surfacing with inset sink and drainer. Integrated four ring gas hob and double eye level oven. Splashback tiling. Central heating radiator. Plumbing for a washing machine.

### **First Floor Landing**

uPVC double glazed window to the side elevation. Loft access to the ceiling.

### **Bedroom One**

8' 11" x 14' 3" (2.728m x 4.345m)  
uPVC double glazed window to the front elevation. Central heating radiator. Fitted cupboard housing the Worcester gas boiler.

### **Bedroom Two**

10' 3" x 10' 0" (3.115m x 3.057m)  
uPVC double glazed window to the rear elevation. Central heating radiator.

### **Shower Room**

5' 4" x 6' 10" (1.630m x 2.086m)  
uPVC double glazed window to the rear elevation and fitted with a shower cubicle, w.c and wash basin set into a bathroom unit, chrome effect central heating towel radiator. Tiling to the walls. Coving and down lighting to the ceiling. Storage cupboard.

### **Outside**

The property benefits from front and rear gardens, along with driveway and detached garage. The rear garden enjoys a reasonable degree of privacy and has patio area and artificial lawn

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creating a low maintenance garden. The garage has light and power.

#### **Tenure**

Believed to be Freehold, awaiting solicitors' formal confirmation. All interested parties are advised to make their own enquiries.

#### **Services**

All mains services are understood to be connected, however Crofts have not inspected or tested any of the services or service installations & purchasers should rely on their own survey.

#### **Viewings**

Please contact the relevant marketing office, all viewings are strictly by appointment only please.

#### **Council Tax Information**

Band A: To confirm council tax banding for this property please view the website [www.voa.gov.uk/cti](http://www.voa.gov.uk/cti)

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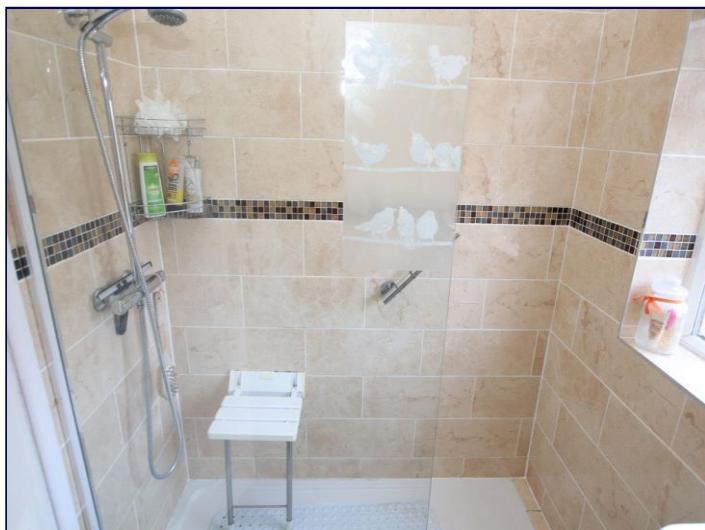
#### **Property Management**

We offer a full property management service, offering full and comprehensive credit and referencing checks detailed photographic inventories and regular property inspections to name just a few of our services.

#### **Mortgage and Financial Advice**

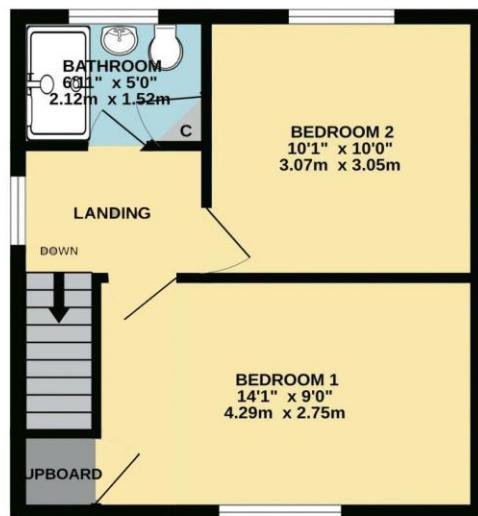
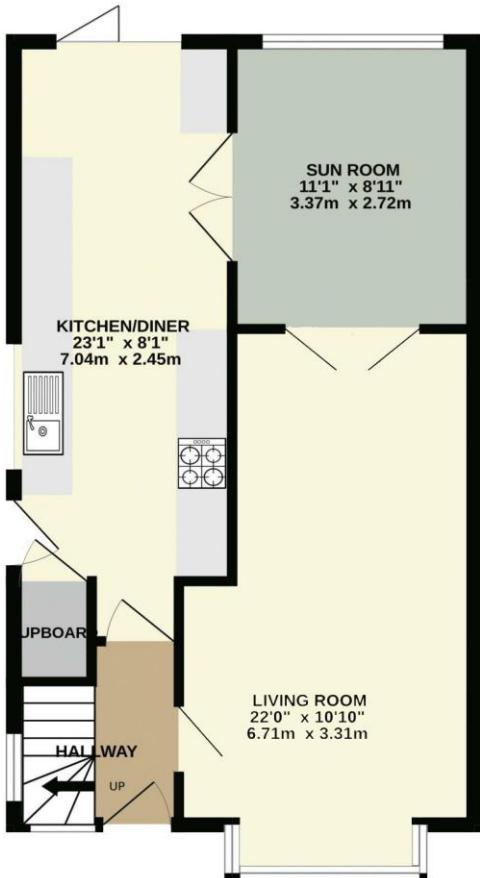
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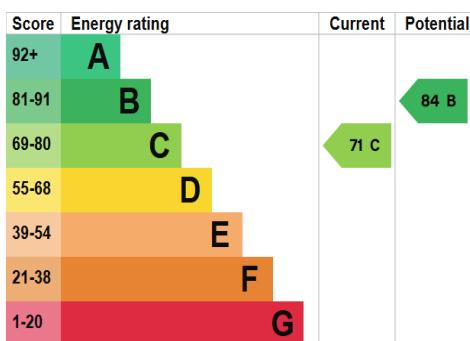


GROUND FLOOR  
524 sq.ft. (48.7 sq.m.) approx.

1ST FLOOR  
324 sq.ft. (30.1 sq.m.) approx.



TOTAL FLOOR AREA: 847 sq.ft. (78.7 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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