

ARGYLE

ESTATE AGENTS



18 Westlands Avenue, Tetney DN36 5LP
£225,000

Key Features:

- Extended FOUR Bedroom Semi Detached
- Sought After Village Location
- Three Double Bedrooms
- Master Bedroom With En-Suite
- Bar Room Opening Onto Rear Garden
- Integral Garage
- Ample Off Road Parking

An ideal Four Bedroom Family Home occupying a quiet cul de sac position in the popular village of Tetney. The accommodation includes a front Entrance Hall with Cloaks/W.C, Lounge, Kitchen, Conservatory, and a further versatile room incorporating a fitted bar. First floor Master Bedroom with an En-Suite Shower Room, three further Bedrooms, and a Family Bathroom. Ample Off Road Parking, Integral Garage, and a Low Maintenance Rear Garden.



ENTRANCE HALLWAY

Front entrance to the property with wooden laid flooring, radiator and staircase to the first floor.

CLOAKS/W.C

1.39 X 1.06 (4'7" X 3'6")

Fitted with a close coupled w.c and hand basin.

LOUNGE

4.63 X 3.77 (15'2" X 12'4")

Front facing lounge with a double glazed bow window, and radiator.

KITCHEN

5.51 X 2.99 (18'1" X 9'10")

Fitted with a large range of storage units, and work surfaces incorporating a breakfast bar. Built-in oven, gas hob with extractor over, plumbing for a washing machine and dishwasher, and recess for a fridge/freezer. Radiator, and a double glazed window to rear aspect. Access to:-

CONSERVATORY

4.12 X 2.94 (13'6" X 9'8")

A large uPVC double glazed conservatory, with radiator and access to the rear garden.

BAR ROOM

3.23 X 2.72 (10'7" X 8'11")

A versatile room currently fitted out as a bar. With radiator, and double doors opening to the rear.

FIRST FLOOR LANDING

With a built-in storage cupboard, and loft access (housing the gas central heating boiler).

MASTER BEDROOM

5.08 X 2.81 (16'8" X 9'3")

With a double glazed window to front aspect, and radiator.

EN-SUITE

2.39 X 1.86 (7'10" X 6'1")

Fully tiled and comprising of a large walk-in shower, and fitted storage incorporating a wash basin and concealed cistern w.c. Heated towel rail, and an obscure glazed window to the rear.

BEDROOM 2

3.84 X 3.76 (12'7" X 12'4")

Double glazed window to rear aspect, and radiator.

BEDROOM 3

4.03 X 3.10 (13'3" X 10'2")

Double glazed window to front aspect, fitted wardrobes, and radiator.

BEDROOM 4

3.30 X 2.44 (10'10" X 8'0")

Double glazed window to front aspect, radiator, and fitted storage cupboard over stairwell.

FAMILY BATHROOM

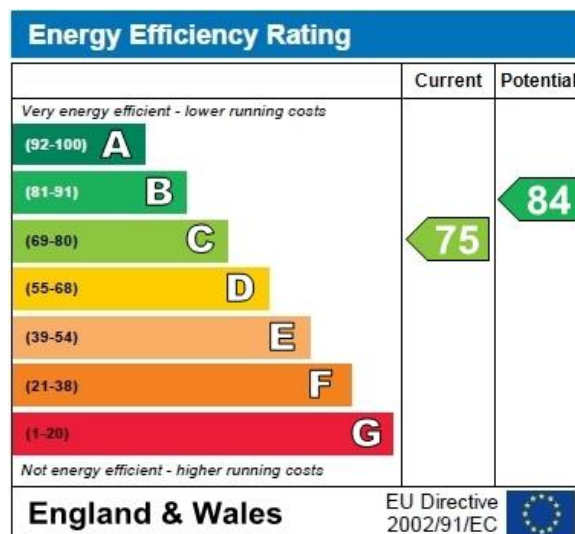
2.46 X 1.86 (8'1" X 6'1")

Fully tiled and comprising of a whirlpool bath with shower over, vanity sink unit and a close coupled w.c. Heated towel rail, and an obscure glazed window to the rear.

OUTSIDE

The front of the property is totally block paved providing off road parking and access to the integral garage. The rear garden is of low maintenance, laid to artificial lawn and decking.





VIEWINGS

By Appointment Only

TENURE

We are advised by the vendor that the property is: Freehold 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

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