



11 Westerdale Road, Scunthorpe, DN16 2QB

Offers Over £160,000

A well presented three bed semi detached house offered with no chain in Ashby. Downstairs the property comprises of a lounge, kitchen diner with patio doors on to the rear garden and downstairs shower room. Upstairs there are three great size bedrooms and a family bathroom. Outside there is a well maintained rear garden laid with turf. The property also benefits from being close to local amenities such as shops and schools etc. Please note white goods and furniture are negotiable with the sale. Available for viewings now please call the office to book your appointment!

## Entrance hall

## Lounge 10'11" x 10'10" (3.33 x 3.31)



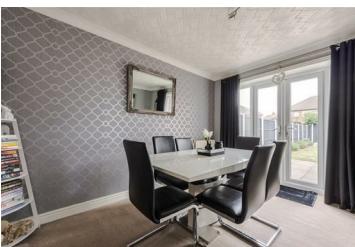
## Bedroom two 10'11" x 10'10" (3.33 x 3.31)



## Kitchen 14'10" x 7'7" (4.54 x 2.32)



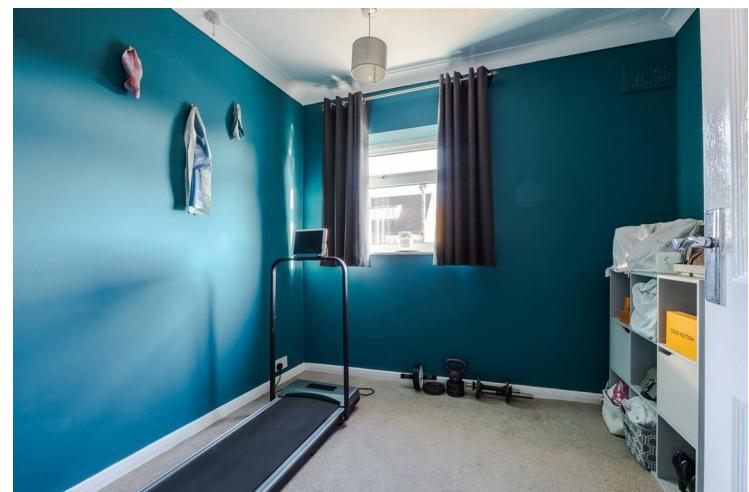
## Dining room 11'11" x 10'10" (3.65 x 3.31)



## Utility

## Downstairs shower room 8'1" x 7'7" (2.47 x 2.32)

## Bedroom three 8'8" x 8'0" (2.66 x 2.44)



## Landing

## Bedroom one 11'11" x 10'10" (3.65 x 3.31)

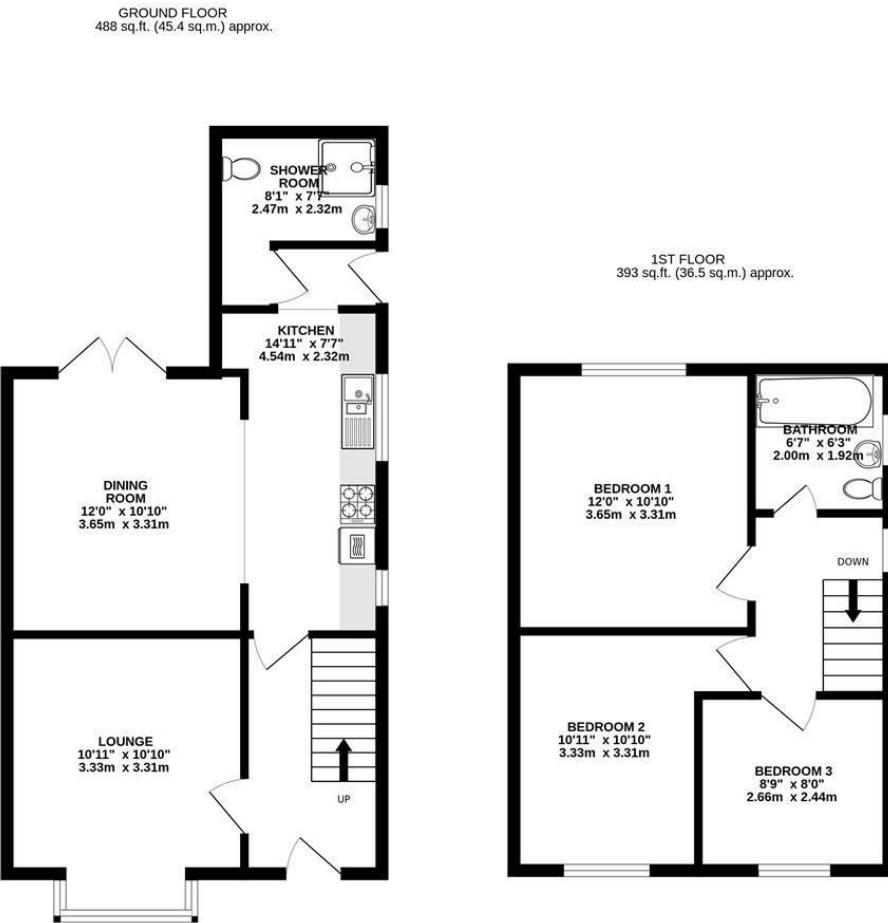
## Bathroom 6'6" x 6'3" (2.00 x 1.92)



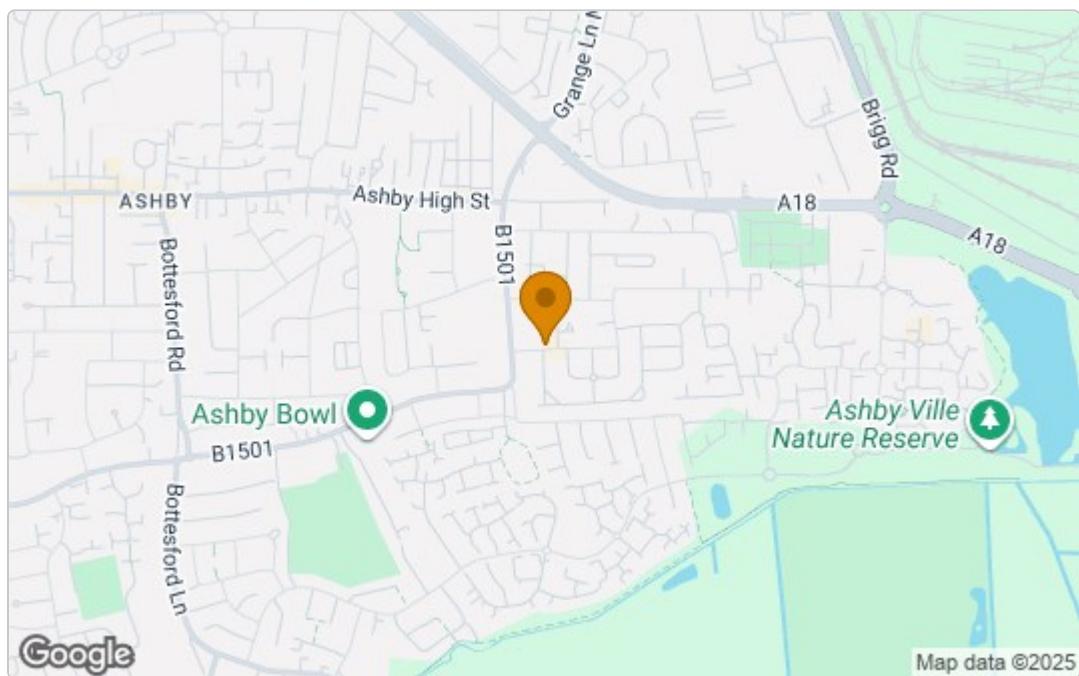
## Outside



# Floor Plan



## Area Map



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

## Energy Efficiency Graph

