



12 Westbourne Avenue, Hessele, HU13 0QH
£140,000

The Property Perspective

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PROPERTY
PERSPECTIVE

We are delighted to offer for sale this improved and modernised terraced house located in a tucked away position in this ever popular part of Hessele with access to amenities and transport links plus access to OFSTED 'Good' Primary and Secondary schools.

The property benefits from Hive controlled gas central heating and PVCu double glazing. There is a modern kitchen with appliances plus contemporary 4 piece bathroom. Items of note include a walk in bay window to the lounge plus a separate utility room. There are ample sockets and media points to the property. The home is ready to move in with flooring and blinds included as fitted.

To the ground floor is a porch, entrance hall, lounge, dining room, kitchen and utility room. There are 2 double bedrooms plus a 4 piece bathroom accessed from the first floor landing.

The property benefits from a private yard with decking area. There is also a lawned garden.

Tenure - Freehold
Council Tax - Band A

The property comprises.

GROUND FLOOR

Porch

With laminate flooring.

Hall

With laminate flooring.

Lounge 12'8"(max) x 10'3"(max) (3.87m(max) x 3.13m(max))

With walk in bay window plus ornamental fireplace, carpets and blinds.

Dining Room 13'6"(max) x 10'4"(max) (4.14m(max) x 3.16m(max))

With access to 2 stores. With laminate flooring and blind.

Kitchen 10'5" x 8'2" (3.19m x 2.51m)

Having a comprehensive range of modern wall and base units with complimenting laminate worktops and tiling. With oven, hob, hood, dishwasher and fridge freezer plus 1.5 sink and mixer tap. With recessed spot lights, luxury flooring and blind.

Utility Room 5'4" x 4'11" (1.64m x 1.52m)

having a modern unit with laminate worktop and tiling plus washing machine.

FIRST FLOOR

Landing

With fitted carpets.

Bedroom 1 13'6"(max) x 10'4"(max) (4.14m(max) x 3.15m(max))

With carpets and blinds. Access to store.

Bedroom 2 10'4"(max) x 10'4"(max) (3.17m(max) x 3.16m(max))

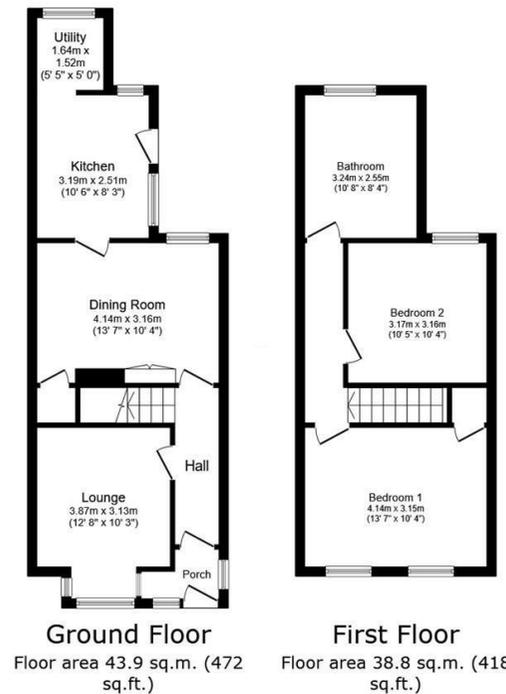
With carpets and blinds.

Bathroom 10'7" x 8'4" (3.24m x 2.55m)

Having a contemporary 4 piece suite with separate bath and shower plus tiling, vanity, recessed spot lights, luxury flooring and blind.

EXTERNAL

The property benefits from a private yard with decking area. There is also a lawned garden.



Total floor area: 82.7 sq.m. (890 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.PropertyBox.io

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