



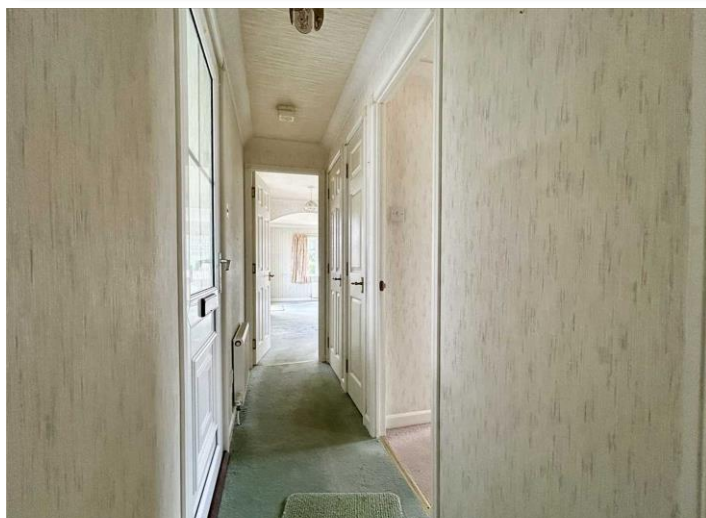
16 Westfield Road, Ashfield Park, Burringham

New £75,000



- Two Bedrooms
- Open Plan Living
- Garage
- No Chain
- Pets Permitted Restricted to Two Dogs
- Modern Combination Boiler
- Off Road Parking
- Gardens
- Over 45s Site

Bell Watson Estate Agents are pleased to market this two bedroom park home at the forever popular Ashfield Park in Scunthorpe within walking distance of supermarkets offering George clothing, a pharmacy, an opticians, a cafe, and a petrol station. This park home is in need of refurbishment and briefly comprises a porch, hallway, open plan lounge, dining kitchen, two bedrooms and a shower room. Externally you will find off road parking, a garage and surrounding garden. Site restrictions and fees apply. Please ask the agent.



LOCATION

Located within a popular and sought after residential area of Scunthorpe close to Ashby. Within easy reach of this property are, Supermarkets, retail parks and the town centre. There is a regular bus route into the centre of Scunthorpe and easy access to the M180 motorway link makes the location ideal for commuting.

PORCH 2.26m (7' 5") x 1.13m (3' 8")

Enter via a timber external door into a porch area with a uPVC obscure double glazed window to the side aspect, a light fitting to the ceiling and carpeted flooring. An additional uPVC external door takes you into the hallway.

KITCHEN DINING 4.13m (13' 7") x 2.70m (8' 10")

Providing wall and base units fitted with counter tops, tiled splash backs, a 1.5 sink with mixer tap and integrated oven with gas hob having an extractor over. There is space for a free standing fridge freezer, two light fittings to the ceiling, two uPVC double glazed windows, a central heating radiator, cushion flooring to the kitchen area and a carpeted dining area.

LOUNGE 4.15m (13' 7") x 3.75m (12' 4")

Having a gas fire, coving and pendant light to the ceiling, a central heating radiator, a uPVC double glazed bow window to the front elevation and uPVC sliding patio doors.

HALLWAY

Providing two built in cupboards, one fitted with shelving and a central heating radiator. There is coving and a light fitting to the ceiling, a wall mounted electric heater as well as a central heating radiator and carpeted flooring.

BEDROOM ONE 2.94m (9' 8") x 2.39m (7' 10")

Fitted with a range of built in furniture, a uPVC double glazed window to the rear aspect, a pendant light and coving to the ceiling, a central heating radiator and carpeted flooring.

BEDROOM TWO 2.59m (8' 6") x 2.30m (7' 7")

Fitted with a built in wardrobe, a uPVC double glazed window to the side aspect, a pendant light, roof space access and coving to the ceiling, a central heating radiator and carpeted flooring.

SHOWER ROOM 2.00m (6' 7") x 1.73m (5' 8")

Fitted with a mains shower, pedestal wash basin and low flush WC. There is a uPVC obscure double glazed window to the side aspect, light fitting to the ceiling, a central heating radiator and cushion flooring.

OUTSIDE

Having a driveway leading to a detached garage with up and over door to the front and timber side door. There are surrounding gardens with outside water tap and lighting.

SERVICES (not tested)

Mains gas, electricity, water and drainage are all understood to be connected to the property. The gas combination boiler is located in the kitchen. We are led to believe the electricity and water are billed by the site directly with a monthly ground rent charge of £157.81

FIXTURES AND FITTINGS

All fixed floor coverings built in appliances and furniture are to be included within the sale of the property.

COUNCIL TAX

The Council Tax Banding for this property is 'Band A' as confirmed by North Lincolnshire Council.



PROPERTY MISDESCRIPTION

Conditions under which particulars are issued: Bell Watson & Co - for themselves and for their vendors or lessors of this property whose agents they are give notice that i) the particulars are set out as a general outline only for the guidance of the intending purchasers or lessees and do not constitute, or constitute part of an offer or contracts: ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith but without responsibility on the part of the vendor, lessor, Bell Watson & Co or their employees. Any intending purchaser or lessee should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them: iii) no person in the employment of Bell Watson & Co has any authority to make or give representations or warranty whatsoever in relation to the property; iv) all rentals and prices are quoted exclusive of VAT where applicable; v) Bell Watson & Co will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.



These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.

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