



Ashcroft West Street  
West Halton, DN15 9BB  
£135,000

*Bella*  
properties



Welcome to this charming bungalow located on West Street in the picturesque village of West Halton. This lovely semi-detached property boasts a recently done new Howdens kitchen, two reception rooms and tasteful décor throughout. Absolutely ideal for a couple or sole occupant, the property comprises the kitchen, living room, two bedrooms, conservatory and bathroom. Externally, there are well presented gardens to both the front and rear, with Astroturf and patio seating area.

Situated in a lovely, quiet setting, this home maintains a rural feel whilst only being a short drive away from nearby Winterton, Barton-upon-Humber and Scunthorpe. Viewings are available immediately and come highly recommended to appreciate this home!



**Kitchen** 12'1" x 8'8" (3.7 x 2.65)

Entrance to the property is via the side door and into the kitchen. Wooden flooring with coving to the ceiling, spotlights, storage heater and uPVC window facing to the front of the property. Base height and wall mounted units with complimentary wooden counters, tiled splashbacks, integrated oven with electric hob and overhead extractor fan, integrated ceramic sink and drainer, with space and plumbing for white goods.

**Living Room** 15'8" x 11'1" (4.78 x 3.4)

Wooden flooring with coving to the ceiling, storage heater, open fireplace set on tiled surround, and uPVC window facing to the front of the property.

**Inner Hallway** 2'10" x 7'0" (0.87 x 2.14)

Carpeted with internal doors leading to the kitchen, two bedrooms and bathroom.

**Bedroom One** 11'1" x 13'7" (3.39 x 4.16)

Carpeted with storage heater, built in wardrobes and uPVC window facing to the conservatory. Internal door leads to storage cupboard.

**Bedroom Two** 9'10" x 11'1" (3.0 x 3.38)

Carpeted with storage heater and French doors leading to the conservatory.

**Conservatory** 6'7" x 14'6" (2.01 x 4.43 )

A lovely additional seating area with wooden flooring, storage heater and uPVC windows and French doors to the rear garden.

**Bathroom** 7'0" x 5'6" (2.14 x 1.68)

Wooden flooring with part tiled walls, storage heater and uPVC window facing to the side of the property. A three piece suite consisting of bathtub with overhead electric shower, sink and toilet.

**External**

To the front of the property is a garden with AstroTurf and gravel, with street parking. The rear garden also benefits from Astroturf, with patio areas ideal for entertaining.

**Disclaimer**

The information displayed about this property comprises a

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Agent Note: In accordance with Section 21 of The Estate Agents Act 1979 (Declaration of Interest), please note that the vendor of this property is a relation of an employee of Bella Properties Sales and Lettings Ltd





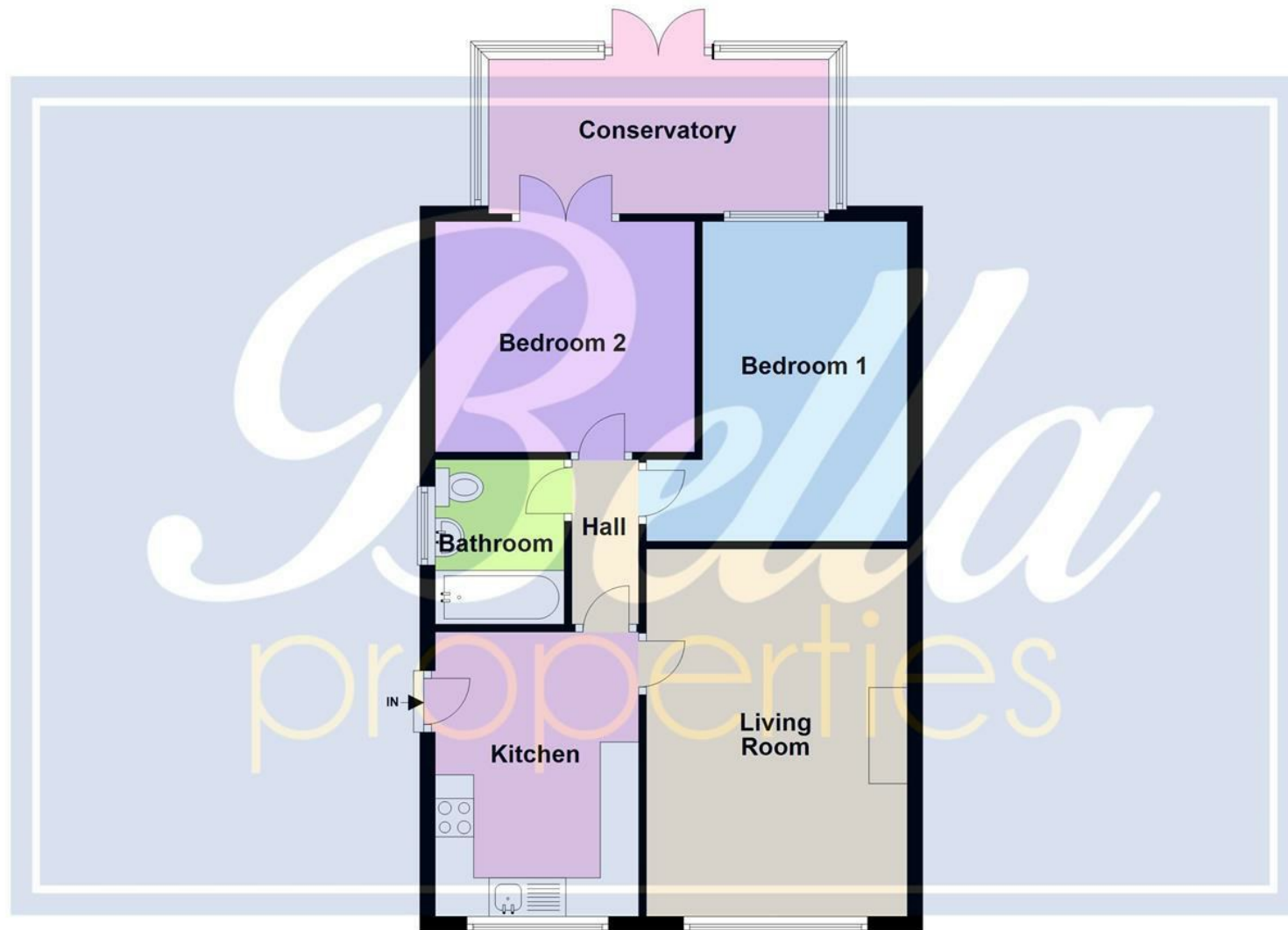







# Floor Plan

Approx. 64.9 sq. metres



Total area: approx. 64.9 sq. metres

Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan. You or your advisors should conduct a careful, independent investigation of the property to determine your satisfaction as to the suitability of the property for your space requirements.  
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C			
(55-68) D		55	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating			
		Current	Potential
Very environmentally friendly - lower CO2 emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO2 emissions			
England & Wales		EU Directive 2002/91/EC	