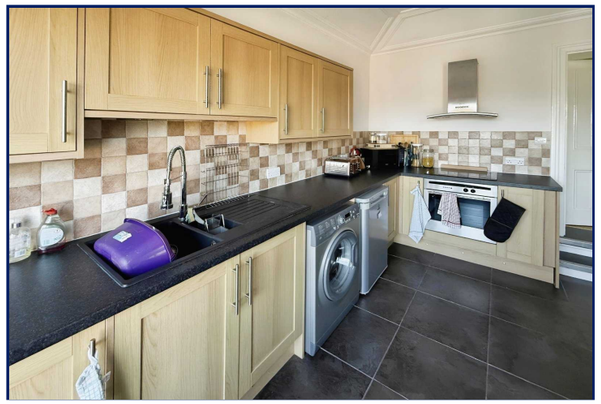
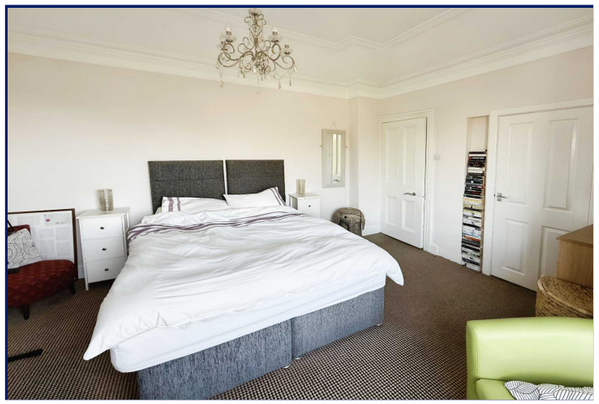
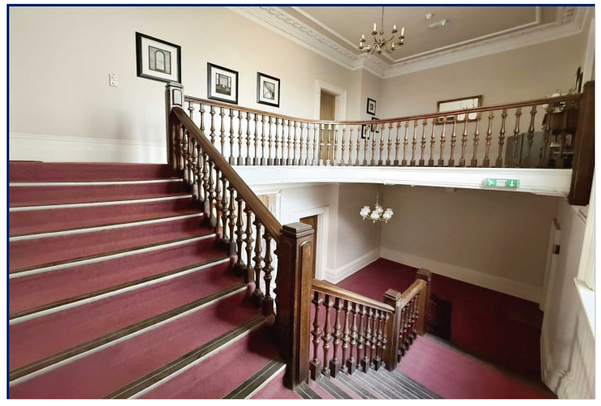


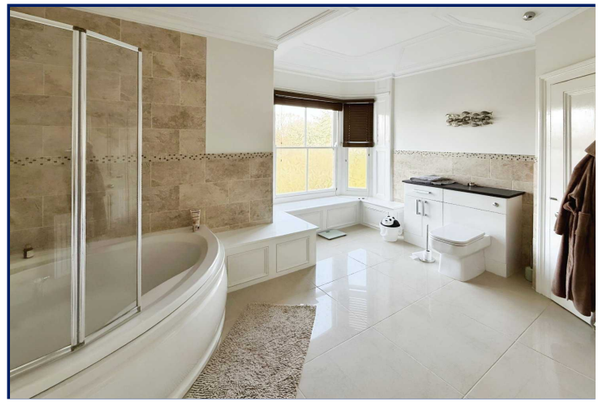














6 Westlands, Westlands Avenue,
Grimsby, Lincolnshire, DN34

Guide Price: £130,000
Leasehold

Reeds Rains

reedsrains.co.uk

6 Westlands, Westlands Avenue, Grimsby, Lincolnshire, DN34

Guide Price: £130,000 Leasehold

Council Tax Band: B
EPC Rating: E

This immaculate three-bedroom first-floor flat in the prestigious Westlands House, central Grimsby, features spacious living areas, a modern kitchen, en-suite master bedroom, and well-maintained communal gardens, all within close proximity to the town centre and offered with no onward chain.

- Three-bedroom first-floor flat
- Prestigious Westlands House location
- Spacious lounge with log burner
- Modern kitchen with integrated hob
- Master bedroom with en-suite
- Decorative fireplace in master
- Professionally maintained gardens
- Ample parking spaces
- Close to Grimsby town centre
- No onward chain

Main Accommodation

Entrance Hall

Living Room
16'4" x 17'1" (4.98m x 5.2m)

Kitchen
9'5" x 14'4" (2.87m x 4.37m)

Bedroom 1
14'5" x 15'7" (4.4m x 4.75m)

En-suite
5'7" x 3'9" (1.7m x 1.14m)

Bedroom 2
12'8" x 9'1" (3.86m x 2.77m)

Bedroom 3
14'7" x 9'8" (4.45m x 2.95m)

Presenting for sale - an immaculate, three-bedroom, first-floor flat, located within the prestigious Westlands House in central Grimsby. This stunning property, with 80-year leasehold, offers generous living accommodation and is recommended for internal viewing to fully appreciate its unique features and character.

As you approach the property through a private driveway, you are welcomed into an impressive shared entrance hall leading to the flat. The flat comprises of a spacious lounge, a modern kitchen, three double bedrooms. The master bedroom features an en-suite, and there's a large, superbly finished three-piece bathroom suite.

The lounge, measuring is beautifully presented and features a log-burning stove and multiple connection points for television, Sky, internet, and telephone. The recently modernised kitchen is equipped with a range of fitted base and wall mounted units, an integrated four-ring hob with extractor hood over, and plumbing for an automatic washing machine and dishwasher.

The generous master bedroom features television and Sky connection points, a decorative fireplace, fitted storage units, and an en-suite bathroom. The other double bedroom is accessible via a staircase from the entrance hallway and includes a walk-in wardrobe.

Externally, the property boasts professionally maintained communal gardens and ample parking spaces. This property is also council tax band C and benefits from a gas central heating system. It is ideally positioned close to Grimsby town centre and is offered for sale with no onward chain. This is an opportunity not to be missed.

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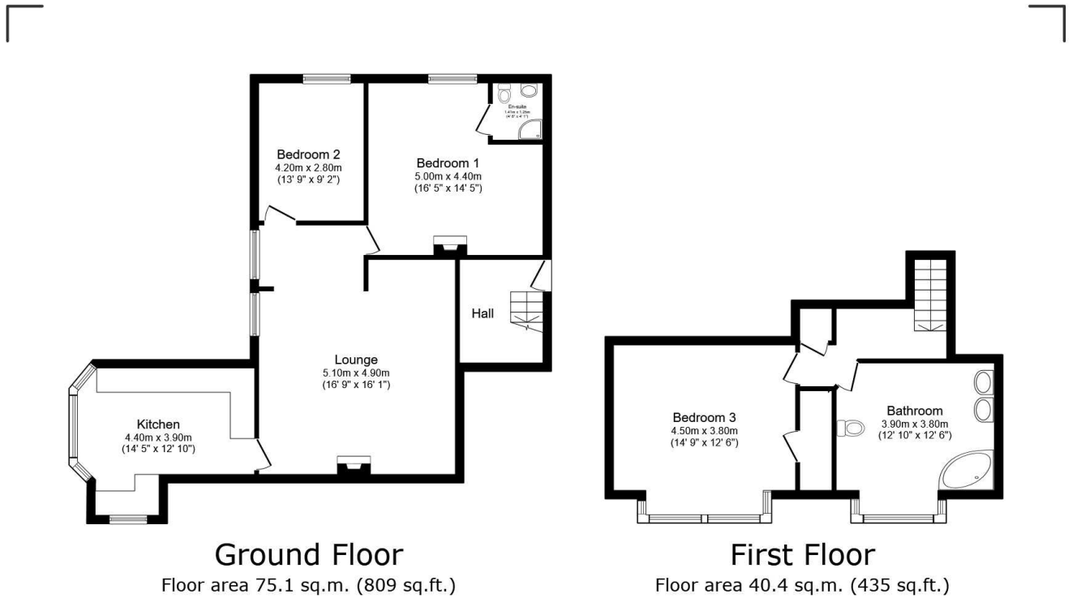
All Measurements
All Measurements are Approximate.

Laser Tape Clause
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause
Measurements are approximate. Not to Scale. For illustrative purposes only.



For full EPC please contact the branch.



We may refer you to recommended providers of ancillary services such as Conveyancing, Mortgages, Insurance and Surveying. We may receive a referral fee for recommending their services. You are not under any obligation to use the services of the recommended provider, which may also be an associated company of Reeds Rains.

Other important information which you will need to know about this property can be found at reedsrains.co.uk