



### **5 Cherrytree Gardens, Crowle, DN17 4GG**

- Keith Clough Estate Agents are delighted to offer this immaculately presented two bedroom mid-town house located in the popular Market Town of Crowle. The property is well presented throughout and has been configured to modern open plan living to include a wonderful sunroom. The property briefly comprises contemporary open plan kitchen and living area, sunroom and downstairs cloakroom. The first floor has two bedrooms and bathroom. The attic has been partially boarded out. There is allocated parking space and an enclosed private low maintenance garden at the rear with a decked area. The property is well placed and within walking distance to all local amenities to include schools, doctors, shops and leisure centre. Viewing is a must to appreciate this opportunity to buy this wonderful property! Contact Agents for viewing. •
- Beautifully presented 2 bedroom mid-town house - Configured to open plan living - Modern open plan kitchen and lounge - Downstairs cloakroom - Wonderful sunroom overlooking garden - 2 bedrooms and bathroom - Enclosed rear maintenance free garden with decked area •

**Price Region: £167,500**

## END TERRACED HOUSE

**THE PROPERTY** Keith Clough Estate Agents are delighted to offer this immaculately presented two-bedroom mid-town house located in the popular Market Town of Crowle. The property is well presented throughout and has been configured to modern open plan living to include a wonderful sunroom. The property briefly comprises contemporary open plan kitchen and living area, sunroom and downstairs cloakroom. The first floor has two bedrooms and bathroom. The attic has been partially boarded out. There is allocated parking space and an enclosed private low maintenance garden at the rear with a decked area. The property is well placed and within walking distance to all local amenities to include schools, doctors, shops and leisure centre. Viewing is a must to appreciate this opportunity to acquire this opportunity to buy this wonderful property! Contact Agents for viewing.

**OPEN PLAN KITCHEN & LIVING AREA 26' 4" x 12' 5" (8.041m x 3.791m)** Front facing window and entrance door. Fitted modern base wall units, larder storage, display shelving and wine rack. Worktop incorporating stainless steel single drainer with mixer tap and tiled splash backs. Double oven with integrated grill. Induction hob with extractor hood over. Built in oven and separate grill. Integral fridge freezer and slimline dishwasher. Television point. Ceiling spotlights in the kitchen area. Two small and one large radiator.



**Open plan through to living room.**



**CONSERVATORY 11' 0" x 10' 8" (3.365m x 3.260m)** Rear facing French doors with side screens and high-level windows with integrated blinds. Radiator.



**CLOAKROOM** Front facing window. Low level WC and hand wash basin with tiled splash back. Radiator.



**OPEN PLAN STAIRCASE LEADING TO FIRST FLOOR LANDING**

**LANDING** Radiator. Loft with ladder to partially boarded out attic. Ceiling spotlights.

**BEDROOM 1 12' 4" x 11' 2" (3.774m x 3.425m)** Rear facing window. Television point. Radiator



**BEDROOM 2 12' 6" x 8' 9" (3.820m x 2.674m)** Front facing windows. Built-in wardrobe/storage. Television point. Radiator.



**BATHROOM 6' 5" x 5' 5" (1.976m x 1.654m)** Low level WC and hand wash basin. Bath with shower over and side screens. 1/2 tiled walls. Shaving point. Ceiling spotlights. Heated towel rail.



**OUTSIDE** To the front of the property there is allocated road parking and a small garden area with a path that leads to the front entrance door. At the rear there is a delightful decked patio area and maintenance free garden with an Astroturf lawn and a nicely painted wooden shed /storage The garden is all enclosed by a wooden panelled fence boundary with a gate that leads to an area for bin storage and a communal parking area.

**SERVICES:** Mains water, electricity, drainage and gas

**LOCAL AUTHORITY:** North Lincolnshire Council

**COUNCIL TAX:** Band A:

**TENURE:** Freehold.

**VIEWING:** Strictly by appointment with Keith Clough Estate Agents – 01427 873236