



**24 Eastoft Road,
Crowle, DN17 4LP**

• This wonderful two-bedroom mid terrace property is located in the highly popular town of Crowle being well placed to access several local amenities and motorway networks. Briefly comprising reception hallway, living room, snug/dining room and kitchen. Enclosed staircase leading to first floor two bedrooms and bathroom. To the front of the property there is a low boundary wall with gate leading to the front entrance door. To the rear of the property there is a patio area leading to a wooden gate that then takes you to the lawned garden all enclosed by a wooden fenced boundary. There is also a very useful brick outbuilding. Viewing is highly recommended to see what this property has to offer. **Contact Agents to arrange a viewing!** •

- Two-bedroom mid terrace house - Reception hallway / Living room - Snug-dining room / Kitchen - Two bedrooms / Bathroom - Walled front boundary to the front - Private lawned enclosed rear garden - •

Price Region: £145,000

SEMI-DETACHED HOUSE

RECEPTION HALL Entrance door. Built in storage. Radiator.



LIVING ROOM 12' 11" x 10' 3" (3.962m x 3.143m)
Front facing bay window. Television point. Radiator.



SNUG/DINING ROOM 13' 3" x 11' 4" (4.040m x 3.464m) Rear facing window. Enclosed door leading to the staircase. Television point. Radiator.



KITCHEN 1' 3" x 7' 6" (3.445m x 2.297m) Side entrance door and window. Fitted base and wall units with drawers. Worktop incorporating one and half bowl with mixer taps and tiled splash backs. Four ring gas hob with extractor fan above. Built-in oven and grill and provision for whitegoods. Radiator.



STAIRCASE Enclosed staircase with loft access and radiators.

BEDROOM 1 13' 2" x 11' 3" (4.036m x 3.446m) Front facing window. Ornamental fireplace. Television point. Radiator.



BEDROOM 2 11' 5" x 10' 5" (3.486m x 3.180m) Rear facing window. Ornamental fireplace. Television point. Built-in storage. Radiator.



BATHROOM 11' 8" x 7' 6" (3.558m x 2.303m) Rear facing window. Pedestal hand wash basin and WC. Bath and shower cubicle. Half tiled walls. Radiator.



OUTSIDE To the front of the property there is a low boundary wall with gate leading to the front entrance door. To the rear of the property there is a patio area leading to a wooden gate that then takes you to the lawned garden all enclosed by a wooden fenced boundary. There is also a very useful brick outbuilding.



SERVICES: Mains water, electricity, drainage and gas

LOCAL AUTHORITY: North Lincolnshire Council

COUNCIL TAX: Band

TENURE: Freehold assumed

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