



**64 Fieldside,
Epworth, DN9 1DP**

- A three-bedroom mid terrace located in the heart of Epworth surrounded by excellent local amenities. Briefly comprising entrance hall, living room, dining kitchen, rear lobby and cloakroom. First floor landing, three bedrooms and family bathroom. To the front of the property there is a low wooden fence boundary with a path leading to the front of the property with grassed garden either side. To the rear of the property there is a garden allowing for a lawned area all enclosed by a low wooden fence and brick wall boundary. With vacant possession so no chain. Ideal first-time buyer house or for rental. Contact Agents to arrange a viewing! •
- 3-bedroom terrace house - Entrance hall / Living room - Dining kitchen / Rear lobby / WC - 3 bedrooms / Family bathroom - Well presented throughout - Enclosed front and rear garden - Excellent local amenities •

Price Region: £159,950

ENTRANCE HALL Upvc entrance door with side screen. Staircase leading to first floor landing and bedrooms. Built in storage and additional walk-in brick store with front facing window. Radiator.



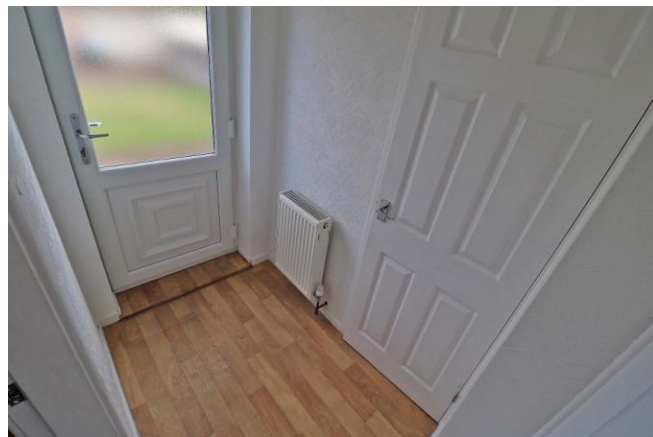
LIVING ROOM 16' 7" x 10' 4" (5.063m x 3.174m) Front facing window. Rear facing French doors leading to the garden. Radiator.



DINING KITCHEN 16' 6" x 10' 1" (5.038m x 3.095m) Double aspect windows. Extensive fitted base and wall units with drawers and corner display. Worktop incorporating stainless steel single bowl drainer and mixer taps. Tiled splashbacks. Halogen hob and extractor above. Built in oven. Provision for whitegoods. Radiator.



REAR LOBBY Rear entry door. Walk-in storage. Radiator.



CLOAKROOM Rear high-level window. Low level pedestal hand wash basin and WC. Tiled splashbacks. Radiator.



LANDING Rear facing window. Built-in floor to ceiling storage cupboard. Radiator.



BEDROOM 1 13' 4" x 10' 9" (4.074m x 3.295m) Front facing window. Built-in wardrobe/storage. Radiator.



BEDROOM 2 10' 9" x 10' 3" (3.290m x 3.142m) Front facing window. Television point. Radiator.

BEDROOM 3 10' 3" x 6' 8" (3.140m x 2.048m) Rear facing window. Loft access. Built-in wardrobe. Radiator.

BATHROOM 7' 5" x 5' 5" (2.264m x 1.675m) Rear facing high level window. Low level pedestal hand wash basin and WC. Bath. Tiled splashbacks. Heated towel rail.



OUTSIDE

To the front of the property there is a low wooden fence boundary with a path leading to the front of the property with grassed garden either side. To the rear of the property there is a garden allowing for a lawned area all enclosed by a low wooden fence and brick wall boundary. Outside light and tap.



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