



28 Cross Street, Crowle
Scunthorpe, DN17 4LH

• NO CHAIN! This property has recently been renovated to a very high standard using quality fixtures throughout. Located in the market town of Crowle and within walking distance to all local amenities. This makes a fantastic first-time buyer opportunity. Comprising of an entrance hallway, living room, breakfast kitchen, and lobby/utility on the ground floor. Three bedrooms and bathroom on the first floor. Rear lawned garden. Gas fired central heating. Viewing is highly recommended. •

• No Chain - Ideal First time Buy - Living Room - Breakfast Kitchen - Lobby/ Utility - Three Bedrooms - Bathroom •

Price Region:£165,000

ENTRANCE DOOR INTO HALLWAY

Tiled floor and staircase leading to the first-floor landing and bedrooms.

LIVING ROOM: 11' 0" x 10' 4" (3.374m x 3.174m) Front facing window. Radiator.



LOBBY/UTILITY ROOM: Side door and window. High level worktop with provision under for whitegoods and space for free standing fridge freezer. Wall mounted cupboard. Tiled floor.



BREAKFAST/KITCHEN 13' 9" x 11' 8" (4.209m x 3.565m) Rear facing window. Fitted base and wall cupboards with drawers. Worktop with upstands incorporating a stainless-steel single bowl drainer sink with mixer taps. Breakfast bar. Four ring electric hob with extractor above and built in oven below. Integrated dishwasher. Provision for washing machine. Tiled floor. Downlights. Radiator.



BATHROOM: 8' 9" x 6' 1" (2.674m x 1.874m) Side facing window. Vanity sink unit with drawers and cupboards under. Low flush WC. P-shaped bath with shower over and side screen. Partially tiled walls. Tiled floor. Radiator. Downlights.



FIRST FLOOR LANDING

BEDROOM 1: 13' 10" x 11' 1" (4.222m x 3.384m) Front facing window. Enclosed toilet. Radiator.

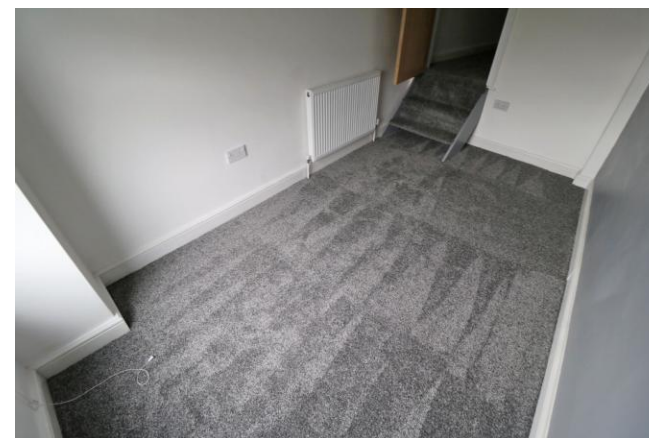


BEDROOM 2: 10' 4" x 8' 4" (3.163m x 2.551m) Rear facing window. Radiator.



STEPS DOWN INTO: -

BEDROOM 3 12' 8" x 6' 11" (3.875m x 2.124m) Rear facing window looking over the garden. Radiator.



OUTSIDE: To the rear there is an enclosed area and a decent size lawned garden.



Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

SERVICES: Mains water, electricity, drainage, and gas

LOCAL AUTHORITY:

COUNCIL TAX: Band: A

TENURE: Freehold assumed

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