

**GRICE &
HUNTER**

Chartered Surveyors
Estate Agents & Valuers
Est 1924



18 Elizabeth Close, Crowle, DN17 4DN

- Modern 2 BED semi detached house
- Choice cul-de-sac setting close to central Crowle
- Well presented throughout
- Gas central heating
- PVC double glazing
- Off road parking and space for Garage
- Private back garden
- Ideal 1st time buyer/downsizer/rental investment



£145,000 NO CHAIN



CROWLE is a small country town particularly well served and ideally situated for commuting to the local towns of Doncaster, Scunthorpe and Goole. There is a local Railway Station and access to the M180 (J2) motorway network is only 1 ½ miles away. Crowle offers good shops including Co-op and Tesco Express, primary and senior schools and pre-school, medical/health centre, North Lincolnshire Council “local link” office, library, leisure centre with swimming pool, recreational activities, Church of England, Methodist and Catholic places of worship, public houses, wine bar, café and food outlets, extensive nearby Nature Reserve and 7 Lakes Leisure Park.

Accommodation (room sizes approx. only)

Front ENTRANCE LOBBY with radiator and door opening to:-

LOUNGE (3.1m x 4.5m) open front outlook, 2 radiators, tv provision, understairs broom and store cupboard, fitted carpet and ample dining space.

LOBBY vinyl flooring.

CLOAK ROOM (1.5m x 1m) wc, wash basin, radiator and vinyl flooring.

KITCHEN/DINER (3.1m x 2.8m) vinyl flooring, radiator, rear garden view, back door, plentiful base and wall units and counter top with colour co-ordinated resin sink (with mixer tap) and tiled upstand. Integrated oven, hob, canopied fan and slide under provision for auto washing machine.

Stairs with fitted carpet to First Floor

LANDING with carpet, radiator and easy access to roof space.

BATHROOM (1.5m x 2.2m) with vinyl flooring, ½ tiled décor, bath, wash basin, wc, radiator, fan and vanity cupboard.

BEDROOM 1 (3.1m x 3.6m) front outlook, radiator and cylinder cupboard.

BEDROOM 2 (2.3m min x 3.1m) rear outlook and radiator.

OUTSIDE

At the foot of the cul-de-sac backing on to Potts Lane. Front low maintenance garden. Tarmac drive/car standing and fence with gate to side service area with stores and garage space.

Rear enclosed patio and fake grass lawned garden with water tap.

SERVICES (not tested)

- All mains services.
- Gas central heating to radiators.

LOCAL AUTHORITY


North Lincolnshire Council

COUNCIL TAX Band ‘B’ (on-line enquiry)

TENURE Freehold.

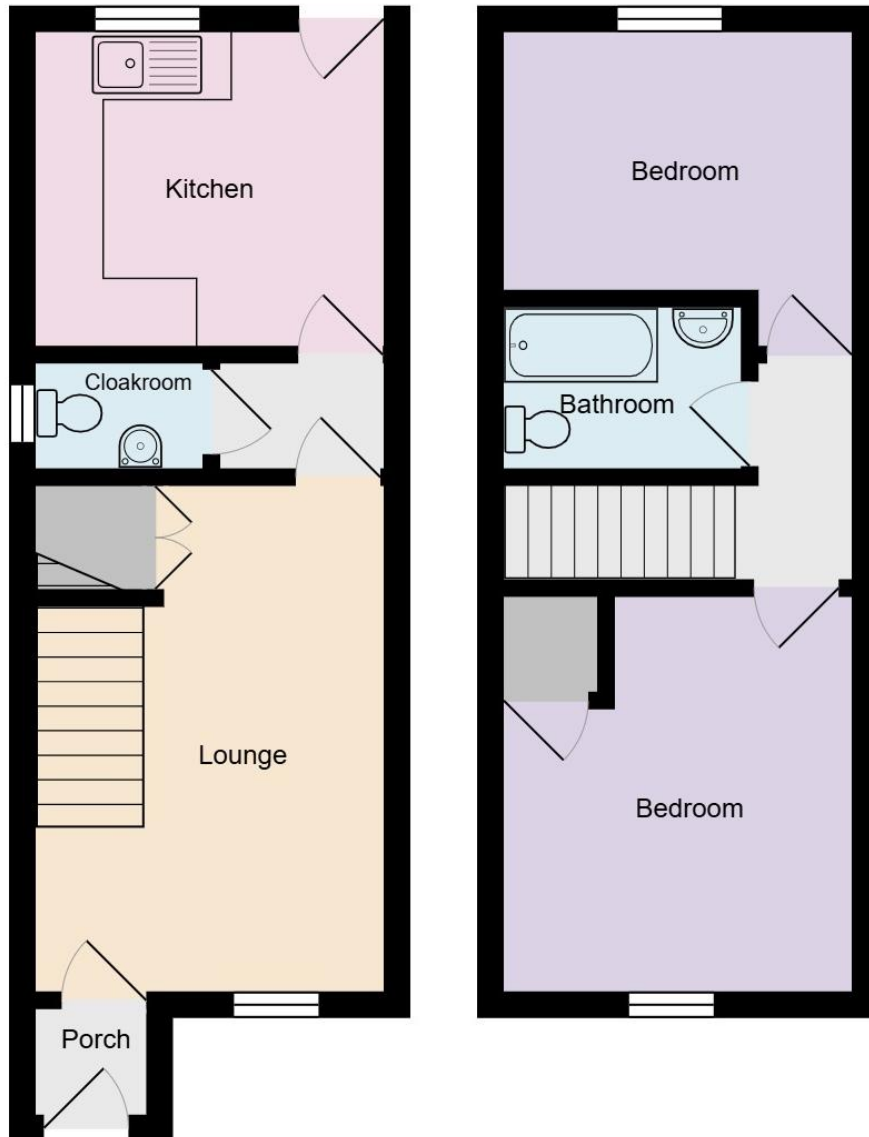
VIEWING

Strictly by prior appointment through Grice & Hunter 01427 873684.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		90
(81-91) B		
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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