

**GRICE &  
HUNTER**

Chartered Surveyors  
Estate Agents & Valuers  
Est 1924



## 55 Ashtree Close, Belton, DN9 1NQ

- 3 Bedroom End Terrace House • Gas Central Heating • PVCu Double Glazing • Ground floor Cloaks (wc) • Modern Bathroom with shower • New interior doors • New rear PVCu door
- New ground floor toilet • Only one mile to J2 M180



**£110,000 NO CHAIN**



**Accommodation** (room sizes approx. only)

### **Ground floor**

**ENTRANCE HALL** with PVCu exterior door, radiator, understairs cloaks/storage cupboard and electric meter box.

**LOUNGE** (3.95m x 4.0m) PVCu double glazed window and radiator.

**DINING KITCHEN** (4.43m x 3.55m) including 1½ bowl sink unit, base and wall cabinets, worktops, integral single oven and hob, radiator and PVCu double glazed window.

**Rear LOBBY** with radiator and staircase off.

**CLOAKROOM** with new wc and PVCu double glazed window.

**Rear Entrance PORCH** with PVCu double glazed window and new PVCu exterior door.

### **First Floor**

**LANDING** with large airing cupboard.

**BEDROOM 1** (3.68m x 3.13m) rear facing with PVCu double glazed window, radiator and built in wardrobe.

**BEDROOM 2** (3.27m x 2.56m) with front facing PVCu double glazed window, radiator and fitted wardrobe.

**BEDROOM 3** (2.8m x 2.37m) radiator and front facing PVCu double glazed window.

**BATHROOM** (2.22m x 1.70m) with modern white suite including 'P' shaped bath with plumbed in shower over, pedestal washbasin and wc. Chrome towel radiator and PVCu double glazed window.

### **OUTSIDE**

Fenced enclosed rear garden with gated side access, attached brick store place (1.8m x 1.7m). Open plan front garden with pedestrian access.

### **SERVICES (not tested)**

Mains water, electricity, drainage and gas

Gas central heating to radiators.

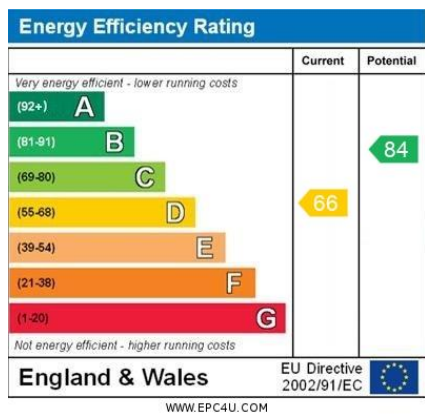
**LOCAL AUTHORITY** North Lincolnshire Council

**COUNCIL TAX** Band 'A' (on-line enquiry)

**TENURE** Freehold.

**VIEWING** Strictly by prior appointment through Grice & Hunter 01427 873684





55, Ashtree Close, Belton, DN9 1NQ



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