

**GRICE &
HUNTER**

Chartered Surveyors
Estate Agents & Valuers
Est 1924



22 Saffron Way, Crowle, DN17 4GL

- Attractively presented 2 Bedroom End Terrace House • Cream PVCu double glazing • Cloaks (wc) • Gas central heating • Allocated parking space • Overlooking open amenity space to front •
- Convenient for excellent range of facilities within Crowle •



£145,000 NO CHAIN



Accommodation (room sizes approx. only)

Ground Floor

ENTRANCE HALL with PVCu front entrance door, radiator, laminate flooring and staircase off.

CLOAKROOM being part tiled to walls and with pedestal wash basin, wc, and radiator.

WELL EQUIPPED KITCHEN (3.33m x 1.70m) fitted units to 3 sides including stainless steel oven, 4 ring gas hob, stainless steel 1 ½ bowl sink, integrated fridge freezer, integrated dish washer and plumbing for washing machine, radiator and tiled flooring.

LOUNGE (4.35m x 3.78m) with understairs storage cupboard, radiator, and French window to rear garden.

First Floor

LANDING with radiator.

BEDROOM 1 (.78m x 2.98m) with full length fitted wardrobes and drawer unit, radiator and rear facing window.

BEDROOM 2 (3.77m x 2.70m) with radiator, two front facing windows and built in storage cupboard.

BATHROOM (2.00m x 1.70m) with white suite, comprising bath with plumbed in shower over, pedestal wash basin and wc, towel radiator, part tiling to walls and tiled flooring.

OUTSIDE

Hedge enclosed front garden, side gated access to timber fenced enclosed rear garden, paved patio, timber garden shed and gated access to allocated parking space. Side bin storage area.

SERVICES (not tested)

All mains services
Gas central heating

LOCAL AUTHORITY

North Lincolnshire Council

COUNCIL TAX 'B' (on-line enquiry)

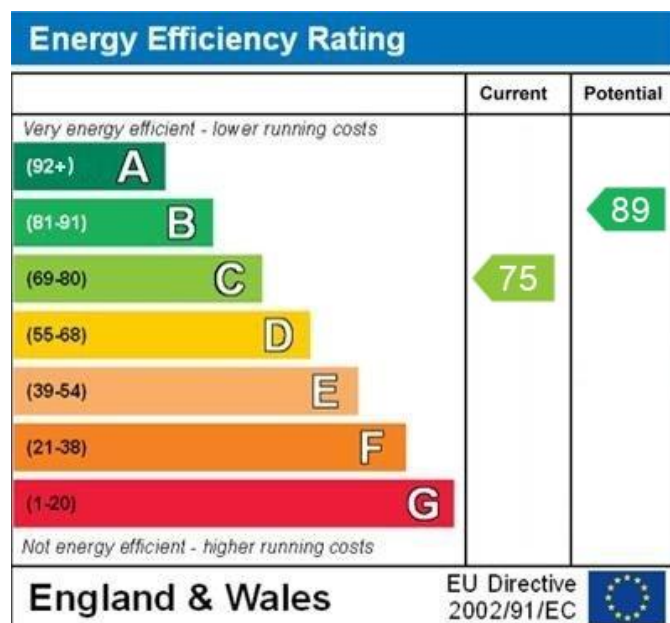
TENURE Freehold.

VIEWING

Strictly by prior appointment through Grice & Hunter 01427 873684

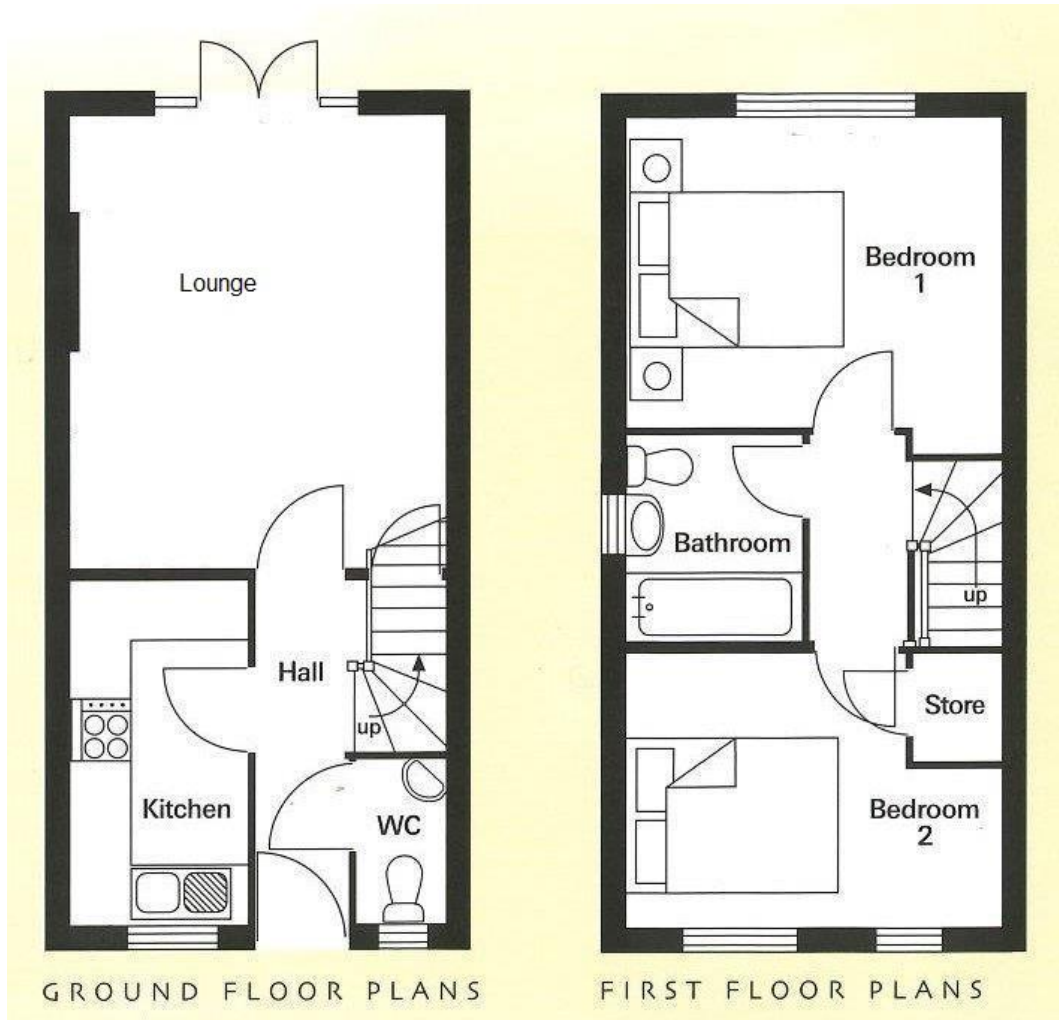
FLOOR PLAN

For illustration purposes only to show indicative layout of accommodation.



WWW.EPC4U.COM





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