



27b Wharf Road, Crowle DN17 4HS

- A larger than average 3 Bedroom Semi Detached House • Newly decorated throughout •
- New floor coverings • New oven and hob • Impressive Dining Kitchen • Conservatory addition •
- Garage/Workshop to rear • Gas Central Heating • PVCu Double Glazing •
- Convenient for town centre •

A popular style of semi-detached house built about 30 years ago and having a good sized floor area (about 89m² gross internal).

The property has recently been subject to complete redecoration with the provision of new carpets and floor coverings and is now ready for immediate occupancy. The property occupies a convenient non-estate location being close to the excellent range of facilities available within the centre of Crowle.

Accommodation (room sizes approx. only)

ENTRANCE HALL with covered radiator and PVCu exterior door.

LOUNGE (4.76m x 3.93m) with front facing bay window, radiator and decorative fireplace feature.

DINING KITCHEN (5.30m x 3.55m) having cream units with panelled doors, contrasting work tops and stainless steel sink. New integrated single oven and hob with extractor fan over. Plumbing for washer, space for fridge, etc. Radiator, understairs storage cupboard and PVCu double glazed patio doors to the:

PVCu double glazed **CONSERVATORY** (4.5m x 2.35m) with tiled flooring, wall lighting and doors to rear garden.

First Floor

LANDING with linen cupboard.

BEDROOM 1 (4.40m x 3.0m) with radiator and front facing window.

BEDROOM 2 (3.89m x 2.65m) with radiator and rear facing window.

BEDROOM 3 (3.43m x 2.20m) with radiator and front facing window.

BATHROOM (2.53m x 1.96m) fully tiled to walls and with bath having Triton shower over, pedestal wash basin and toilet. Radiator and extractor fan.

OUTSIDE

Front garden with dwarf boundary walling and gated access.

Side shared driveway to rear large detached brick/block **GARAGE** and **WORKSHOP** (about 21m² internally) with light and power. Easily maintained south-west facing garden with separate side gated access to the front garden.

RELATED PARTY DISCLOSURE

One of the owners of the property has a connection with Grice & Hunter.

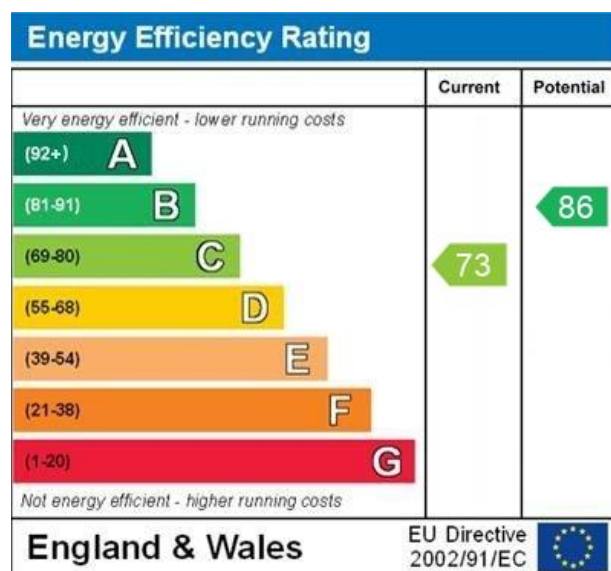
SERVICES (not tested)

- Mains water, electricity, drainage and gas
- Gas central heating to radiators.

COUNCIL TAX Band 'B' (on-line enquiry)

TENURE Freehold.

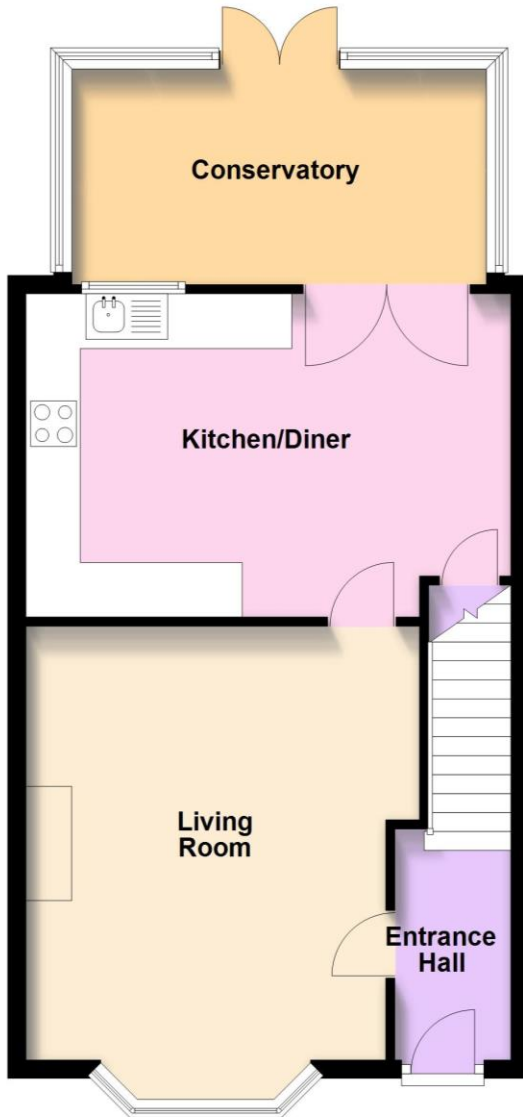
VIEWING Strictly by prior appointment through Grice & Hunter 01427 873684





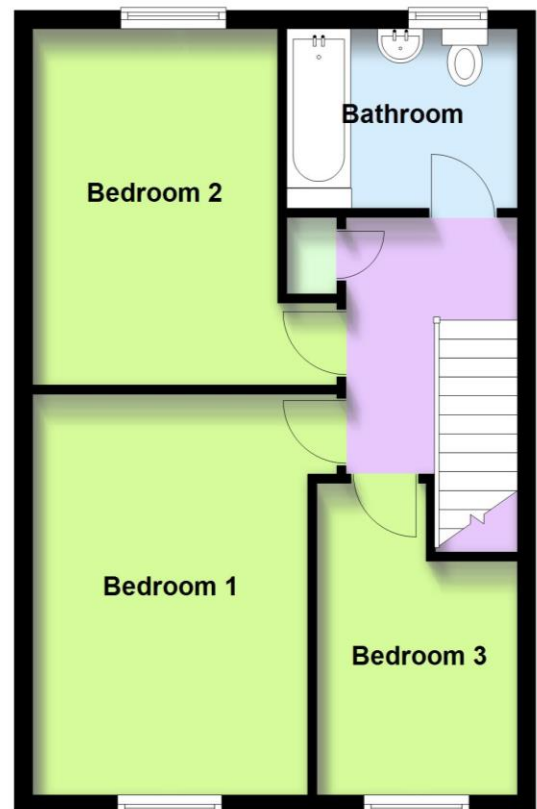
Ground Floor

Approx. 56.0 sq. metres (603.2 sq. feet)



First Floor

Approx. 44.6 sq. metres (479.5 sq. feet)



Total area: approx. 100.6 sq. metres (1082.7 sq. feet)

**23 High Street, Epworth,
Near Doncaster DN9 1EP
Tel: (01427) 873684
epworth@gricehunter.co.uk**

**7 Priory Place,
Doncaster DN1 1BL
Tel: (01302) 360141
doncaster@gricehunter.co.uk**

Consumer Protection Regulations

1. The mention of any appliances and/or services within these Sales Particulars does not imply they are in full and efficient working order
2. All measurements, areas and distances are approximate only. Plans are for illustration purposes only and not to be used for Land Registry purposes.
3. Extracts from the Ordnance Survey are for identification purposes only and the surroundings may have changed. The plan may not be an accurate reflection of the actual boundaries and must not be used to depict legal boundaries.
4. Details regarding the Council Tax and Planning Permissions have been obtained by online or oral enquiry and we advise any interested parties to satisfy themselves with the relevant Local Authority.

Misrepresentation

Grice & Hunter give notice that these particulars are believed to be correct but their accuracy cannot be guaranteed and they do not constitute part of an offer or contract. Intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in employment of Grice & Hunter has authority to make or give any representation or warranty in relation to the property.