



**14 Cross Slack,
Crowle, DN17 4LY**

- A fantastic opportunity to acquire a 3-bedroom semi-detached home set on a generous plot offering excellent potential for further development or improvement. Briefly comprises entrance lobby, lounge/dining room, kitchen & ground-floor shower room. First floor with 3 bedrooms & family bathroom. Externally the home benefits from a large garage, canopy & attached storage room with scope for conversion (subject to permissions). The property also features a good-sized lawned front garden with a low boundary wall & pathway that leads to the entrance. The rear has access to a range of useful outbuildings. Located in the popular area of Crowle the property is well-served by a variety of local amenities including shops, schools & healthcare facilities. Offered with vacant possession this is a no-chain purchase, making it ideal for a smooth & speedy transaction. Early viewing is highly recommended to fully appreciate the potential on offer. Contact the agents today to arrange your viewing. •
- 3-bedroom semi-detached house - Entrance lobby / Lounge-Dining room - Kitchen / Shower room - Landing / 3 Bedrooms / Bathroom - Garage / Canopy / Attached potential WC - Good size plot - Deceptively spacious plot •

Price Region: £225,000

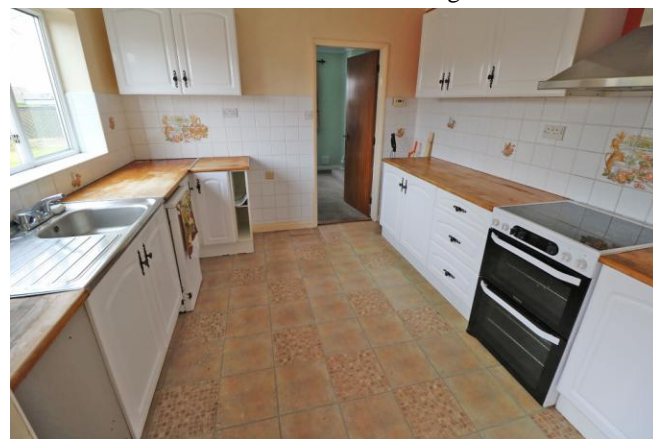
THE PROPERTY

ENTRANCE LOBBY Staircase leading to first floor landing and bedrooms.

LOUNGE/DINER 23' 1" x 12' 0" (7.055m x 3.663m)
Front and side facing windows. Split level room with living flame gas fire with marble inert and hearth with decorative fireplace surround. Television point. Radiators. Steps into: -



KITCHEN 13' 5" x 10' 1" (4.105m x 3.075m) Rear facing window and entrance door. A range of fitted base and wall units with drawers. Worktop incorporating stainless steel single bowl drainer sink with mixer taps. Half tiled walls. Space for freestanding cooker. Fitted chrome extractor hood. Tiled floor. Radiator. Provision for whitegoods.



SHOWER ROOM Hand wash basin, WC and shower cubicle. Built-in floor to ceiling storage cupboards. Half tiled walls. Radiator.

LANDING Build-in cupboard.

BEDROOM 1 11' 10" x 10' 4" (3.624m x 3.175m) Front facing window. Built-in wardrobes. Loft access. Radiator.



BEDROOM 2 11' 2" x 10' 0" (3.429m x 3.050m) Rear facing window. Radiator.



BEDROOM 3 9' 10" x 8' 0" (3.003m x 2.461m) Rear facing window. Radiator.



BATHROOM 7' 8" x 6' 6" (2.362m x 1.990m) Rear facing window. Pedestal hand wash basin and WC. Corner bath. Fully tiled walls. Heated towel rail. Radiator.



GARAGE 14' 1" x 11' 8" (4.294m x 3.572m) Two wooden doors.



CANOPY 10' 6" x 7' 11" (3.221m x 2.427m) Insulated and storage. Window and door.

ATTACHED POTENTIAL WC/STORAGE Tiled floor with side window.

OUTSIDE Externally, the home benefits from a large garage, a canopy, and an attached storage room with scope for conversion (subject to permissions). The property also features a good-sized lawn front garden with a low boundary wall and pathway leading to the entrance. To the rear, there is access to a range of useful outbuildings



SPACE FOR FLOOR PLAN

SERVICES: Mains water, electricity, drainage and gas

LOCAL AUTHORITY: North Lincolnshire Council

COUNCIL TAX: Band: B

TENURE: Freehold assumed

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