



**70 Fieldside,
Epworth, DN9 1DP**

- 3-bedroom mid-terrace property offering spacious & versatile accommodation making it an excellent opportunity for families looking to settle in the popular town of Epworth. Conveniently located within easy reach of local schools, shops, doctors & dentist & excellent motorway links. The ground floor offers a living room, dining kitchen, inner hallway & WC & utility/storage room & sun/day room. First floor with 3 bedrooms & bathroom. To the front there is a lawned garden enclosed by a low wooden fence with gate & pathway leading to the front entrance. To the rear there is a patio area & low-maintenance brick-block garden all enclosed by a wooden fenced boundary with double gates at the end accessed from a lane giving access for parking if required. Further benefits include UPVC double glazing & GFCH. This property offers plenty of potential to create a wonderful family home. Viewing is highly recommended to appreciate this property. Contact agents to arrange your viewing! •
- 3-bedroom mid terrace - Living room / Dining kitchen / Inner hallway - WC / Utility storage room / Sun*day room - Landing / 3 bedroom / Bathroom - Front lawned garden - Maintenance free rear garden - Access can be gained to rear by double gates •

Price Region: £170,000

THE PROPERTY

LIVING ROOM 17' 11" x 13' 4" (5.469m x 4.077m)
Front facing window and entrance door leading straight into the living room with built in storage cupboard. Radiators



Open plan into: -

DINING KITCHEN 14' 6" x 12' 0" (4.434m x 3.668m) A rear-facing window overlooks the sunroom. The kitchen is fitted with a range of wall and base units, incorporating drawers, with worktops and tiled splash backs. A one-and-a-half-bowl stainless steel sink with single drainer and mixer tap is inset into the worktop. Cooking facilities comprise a halogen hob with extractor hood above and a built-in oven below. There is space for a tall fridge freezer, with additional storage cupboards above. Further features include ceiling downlights, a tiled floor and a radiator.



INNER HALLWAY Side facing window. Staircase leading to the first floor with bedrooms. Tiled floor. Ceiling downlights. Side entrance door and side screen leading into the Sunroom. Radiator.



WC High level window. Hand wash basin and WC. Half tiled walls and tiled floor.

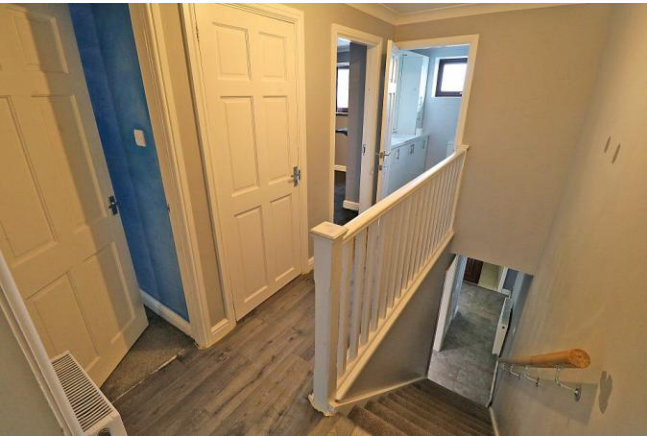


UTILITY ROOM Personal window overlooking the sunroom. Fitted worktop with provision under for whitegoods. Tiled floor. Radiator.

SUN / DAY ROOM 12' 8" x 9' 11" (3.886m x 3.028m)
Rear facing French door and floor to ceiling windows overlooking enclosed rear patio area. Tiled floor. Radiators.



LANDING Built-in storage cupboards. Loft access. Radiator.



BEDROOM 1 11' 7" x 9' 6" (3.553m x 2.896m) Rear facing window. Walk-in wardrobe storage. Ceiling downlights. Radiator.



BEDROOM 2 11' 7" x 10' 8" (3.553m x 3.270m) Front facing window.

BEDROOM 3 9' 1" x 7' 10" (2.792m x 2.393m) Front facing window. Radiator

BATHROOM 7' 5" x 5' 6" (2.275m x 1.696m) Rear facing high level window. Low flush WC. One wall with a range of vanity cabinets, drawers and display top with sink and mirror and lights over. Bath with shower over with hand shower and side screen. Tiled walls and floor. Heated towel rail.



OUTSIDE Outside, the front of the property features an attractive lawned garden, enclosed by a low wooden fence with a gate and a pathway leading to the front entrance. To the rear, a patio area provides a patio area and a low-maintenance brick-block garden enclosed by wooden fencing. There is also access gained through double gates off a lane into the rear garden providing parking if required.

SERVICES: Mains water, electricity, drainage and gas
LOCAL AUTHORITY: North Lincolnshire Council
COUNCIL TAX: Band: A
TENURE: Freehold assumed
VIEWING: Strictly by appointment with Keith Clough Estate Agents – 01427 873236