

**GRICE &
HUNTER**

Chartered Surveyors
Estate Agents & Valuers
Est 1924



1 Cherry Tree Gardens, Crowle, DN17 4GG

- An impressive 3 Bedroom End Terrace House on a corner plot with driveway parking
- Attractive Dining Kitchen
- Ground floor Cloaks (wc)
- Re-modelled Bathroom
- PVCu Double Glazing
- Gas Central Heating
- Convenient for central Crowle



£174,950



Accommodation (room sizes approx. only)

Ground Floor

ENTRANCE HALL with PVCu double glazed external door, covered radiator and laminate flooring.

CLOAKROOM part tiled with pedestal wash basin, toilet and radiator.

LOUNGE (4.46m x 3.50m) decorative fireplace with electric fire, radiator, laminate flooring, side facing window and PVCu double glazed French window to garden. Understairs storage cupboard.

DINING KITCHEN (4.40m x 3.0m) with extensive units comprising stainless steel 1 ½ bowl sink unit, base and wall cabinets with granite effect work tops, integrated fridge, dishwasher, single oven and 4 ring gas hob. Utility area with built in freezer, plumbing for washer and concealed central heating boiler. Tiled flooring and dining bay window with radiator.

First Floor

LANDING

BEDROOM 1 (4.44m x 3.15m) with radiator, laminate flooring and front facing windows.

BEDROOM 2 (3.46m x 1.90m) with radiator and rear facing window.

BEDROOM 3 (2.60m x 2.48m) with radiator and rear facing window.

BATHROOM (1.90m x 1.7m) of contemporary design with bath having rain head shower over, cabinet wash basin and toilet. Contemporary tiling to walls, radiator and extractor fan.

OUTSIDE

Open plan front garden, canopied gable entrance and additional side garden with exterior lighting and water tap.

Driveway parking from Saffron Way and gated entrance to enclosed rear garden.

SERVICES (not tested)

- All mains services.
- Gas central heating to radiators.

LOCAL AUTHORITY

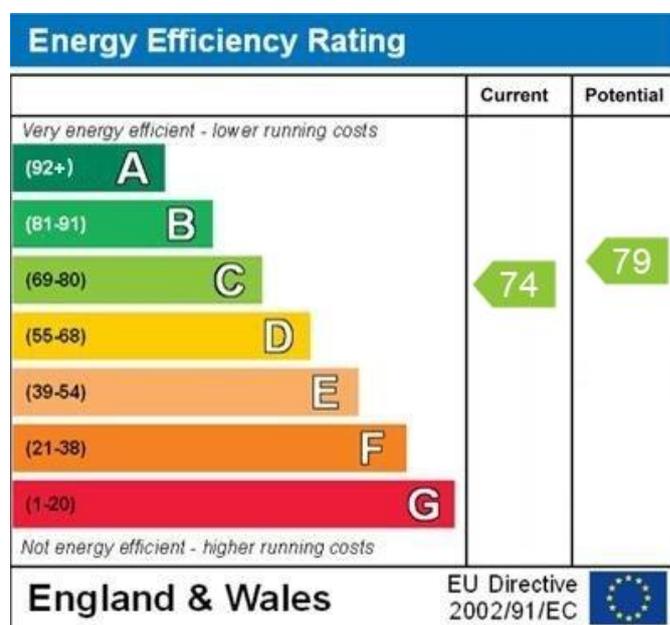
North Lincolnshire Council

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

TENURE Freehold.

VIEWING

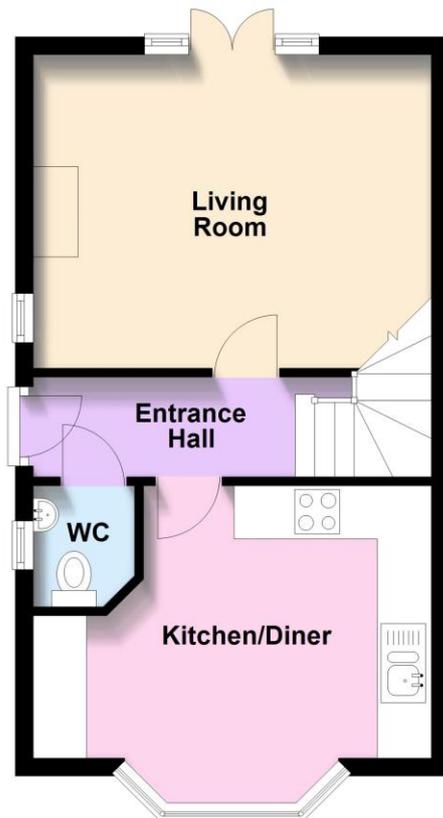
Strictly by prior appointment through Grice & Hunter 01427 873684





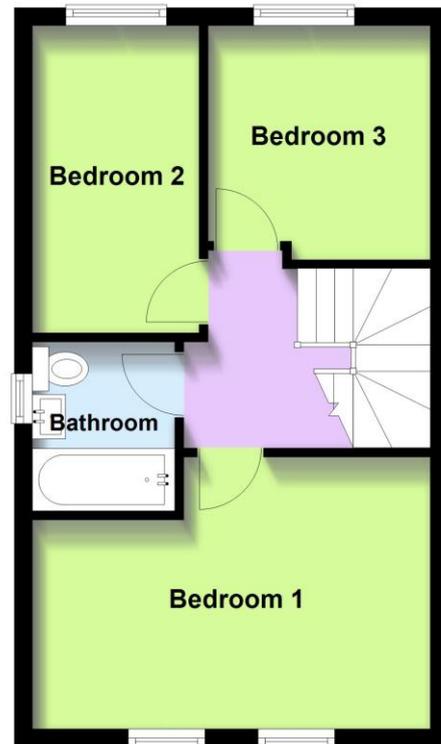
Ground Floor

Approx. 35.5 sq. metres (381.6 sq. feet)



First Floor

Approx. 35.1 sq. metres (377.7 sq. feet)



Total area: approx. 70.5 sq. metres (759.3 sq. feet)

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