

**GRICE &
HUNTER**

Chartered Surveyors
Estate Agents & Valuers
Est 1924



74 Outgate, Ealand, DN17 4JD

- A Victorian Semi Detached House with period detailing to the frontage • 3 Bedrooms • Lounge and Dining Kitchen • First Floor Bathroom • PVCu Double Glazing • Gas Central Heating • Rear garden with storage Outbuilding • Shared parking to rear •



£169,950 NO CHAIN



A traditional style of semi detached house being of classic Victorian design with the benefit of:-

- Modern PVCu Double Glazing
- Modern exterior doors (composite to front and PVCu to rear)
- Modern fitted Dining Kitchen
- Modern Bathroom fittings

The property occupies a convenient village location being only about one mile from the well served town of Crowle, 2.5 miles from junction 2 of the M180 and less than a mile from Crowle Railway Station.

Accommodation (room sizes approx. only)

Ground Floor

ENTRANCE HALL with radiator and composite front door.

LOUNGE (4.0m x 3.43m) with open brick fireplace and radiator.

DINING KITCHEN (4.20m x 3.60m) including modern units comprising base and wall cabinets, work surfaces, 1 ½ bowl stainless steel sink, integrated oven and 4 ring gas hob. Plumbing for washer, space for fridge and freezer. Radiator, tiled flooring, rear garden outlook and exterior door. Large walk-in shelved cupboard.

LOBBY with rear facing window and staircase off.

First Floor

LANDING with radiator and ladder to large loft space.

BEDROOM 1 (3.50m x 3.40m) with radiator.

BEDROOM 2 (3.60m x 2.95m) with radiator.

BEDROOM 3 (2.45m x 2.40m) with radiator.

BATHROOM (2.93m x 1.78m) 4 piece suite in white comprising free standing bath, corner shower cubicle, wash basin and wc. Radiator and electric towel radiator.

OUTSIDE

Private side gated access to rear garden.

Brick and tiled Outbuilding with original copper and usable outside modern Toilet.

Deep rear garden being wall and fence enclosed.

Shared (with 76 Outgate) Parking area accessed from Main Street.

SERVICES (not tested)

- Mains water, electricity, drainage and gas
- Gas central heating to radiators (boiler only one year old)

LOCAL AUTHORITY

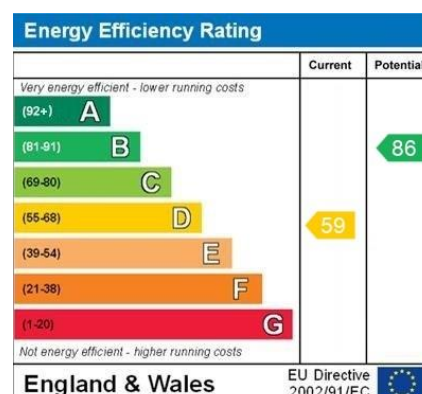
North Lincolnshire Council

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

TENURE Freehold.

VIEWING

Strictly by prior appointment through Grice & Hunter 01427 873684







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.