

**GRICE &  
HUNTER**

Chartered Surveyors  
Estate Agents & Valuers  
Est 1924



## 22 Saffron Way, Crowle, DN17 4GL

- Attractively presented 2 Bedroom End Terrace House • Cream PVCu double glazing • Cloaks (wc) • Gas central heating • Allocated parking space • Overlooking open amenity space to front •
- Convenient for excellent range of facilities within Crowle •



**£142,500 NO CHAIN**



**Accommodation** (room sizes approx. only)

## Ground Floor

**ENTRANCE HALL** with PVCu front entrance door, radiator, laminate flooring and staircase off.

**CLOAKROOM** being part tiled to walls and with pedestal wash basin, wc, and radiator.

**WELL EQUIPPED KITCHEN** (3.33m x 1.70m) fitted units to 3 sides including stainless steel oven, 4 ring gas hob, stainless steel 1 ½ bowl sink, integrated fridge freezer, integrated dish washer and plumbing for washing machine, radiator and tiled flooring.

**LOUNGE** ( 4.35m x 3.78m) with understairs storage cupboard, radiator, and French window to rear garden.

## First Floor

**LANDING** with radiator.

**BEDROOM 1** (.78m x 2.98m) with full length fitted wardrobes and drawer unit, radiator and rear facing window.

**BEDROOM 2** (3.77m x 2.70m) with radiator, two front facing windows and built in storage cupboard.

**BATHROOM** (2.00m x 1.70m) with white suite, comprising bath with plumbed in shower over, pedestal wash basin and wc, towel radiator, part tiling to walls and tiled flooring.

## OUTSIDE

Hedge enclosed front garden, side gated access to timber fenced enclosed rear garden, paved patio, timber garden shed and gated access to allocated parking space. Side bin storage area.

## SERVICES (not tested)

All mains services  
Gas central heating

## LOCAL AUTHORITY

North Lincolnshire Council

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

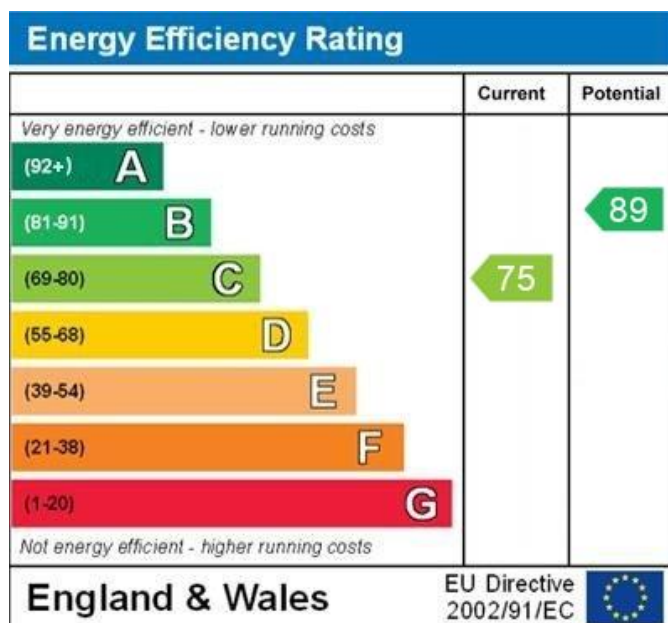
**TENURE** Freehold.

## VIEWING

Strictly by prior appointment through Grice & Hunter 01427 873684

## FLOOR PLAN

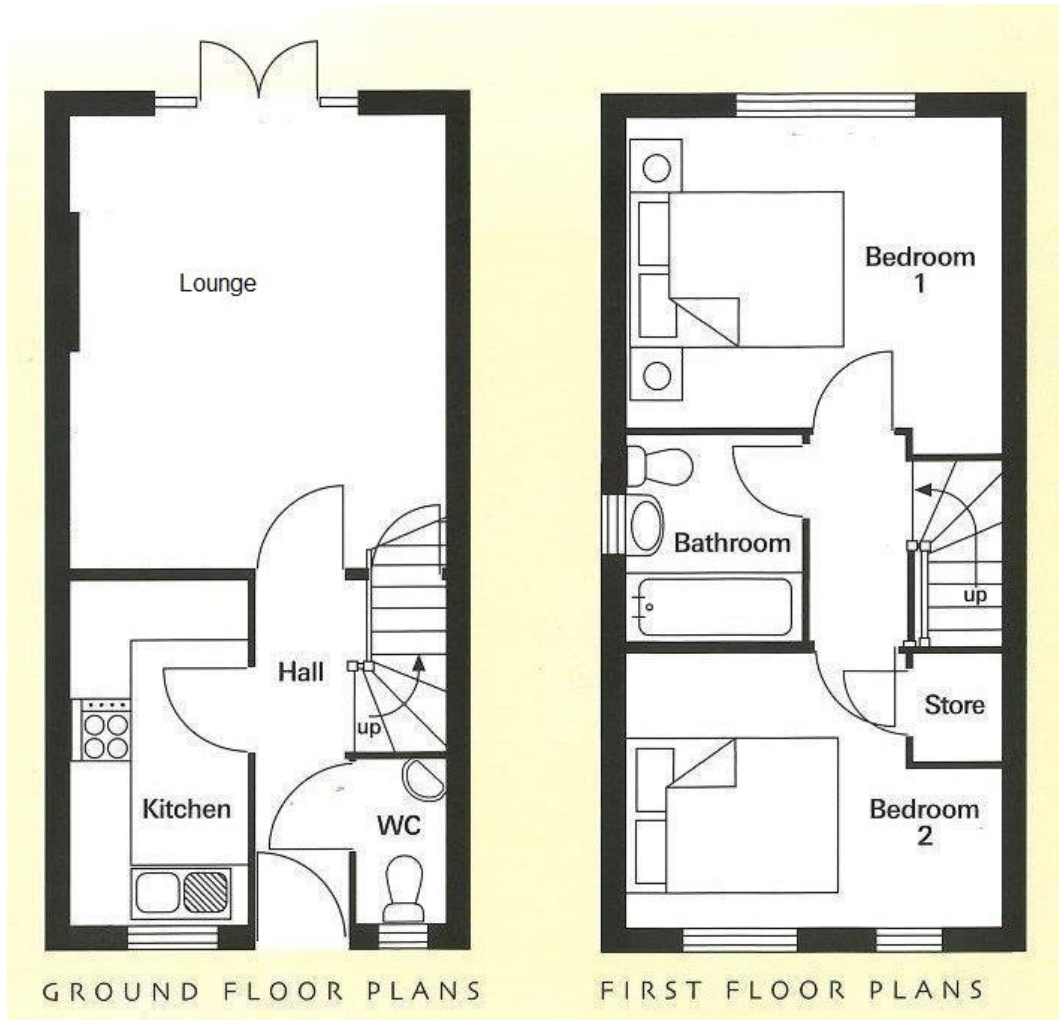
For illustration purposes only to show indicative layout of accommodation.



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