

**GRICE &
HUNTER**

Chartered Surveyors
Estate Agents & Valuers
Est 1924



6 Cross Slack, Crowle, DN17 4LY

- An extended and very good sized 3 Bedroom Semi Detached House
- Ground floor Cloaks
- Combined Lounge/Dining Room
- Generous Kitchen
- First floor Bathroom
- Gas Central Heating
- PVCu double Glazing
- Replacement roof covering
- Driveway parking
- Private rear garden



£210,000



A traditional bay window semi detached house with the benefit of a more recent single storey extension to the rear and offering nicely proportioned accommodation including:

- Ground floor Cloakroom
- Lounge and adjoining Dining Room with wood burning stove
- Kitchen with Ikea units and Rangemaster cooker
- 3 Bedrooms
- Bathroom with bath/shower
- Outside Timber Workshop
- Private rear garden

Accommodation (room sizes approx. only)

ENTRANCE HALL with PVCu panelled and double glazed front exterior door, spindled staircase off with storage and covered radiator.

CLOAKROOM (1.58m x 1.35m) fully tiled to walls and with wash basin and toilet. Towel radiator and built in storage beneath cupboard.

LOUNGE (3.65m x 3.63m) with front bay window, radiator and side facing window.

DINING ROOM (3.98m x 3.63m) including rustic brick fireplace having a wood burning stove, radiator and boarded floor.

KITCHEN (4.70m x 3.0m) fitted units to two sides with wooden work tops, double bowl enamel style sink, Rangemaster multi oven/hob cooker, plumbing for washer and dryer, space for American style fridge/freezer, radiator and tiled flooring. PVCu double glazed exterior door and side facing window.

First Floor

LANDING with radiator and access to loft.

BEDROOM 1 (3.64m x 3.6m) with radiator.

BEDROOM 2 (3.60m x 2.80m) with radiator.

BEDROOM 3 (2.60m x 2.66m) with radiator.

BATHROOM (2.63m x 1.40m) including 'p' shaped bath with shower over, cabinet wash basin and toilet. Towel radiator, decorative panelling and tiling to walls.

OUTSIDE

Front garden with gated pedestrian access.

Side driveway with gated access to rear garden including dog kennels and Attached Timber Workshop(4.6m x 2.3m).

Terraced garden with steps down to the rear garden with artificial turf, timber garden shed, ornamental pond and sheltered barbeque area, etc.

SERVICES (not tested)

- Mains water, electric, drainage and gas
- Gas central heating to radiators.

LOCAL AUTHORITY

North Lincolnshire Council

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

TENURE Freehold.

VIEWING

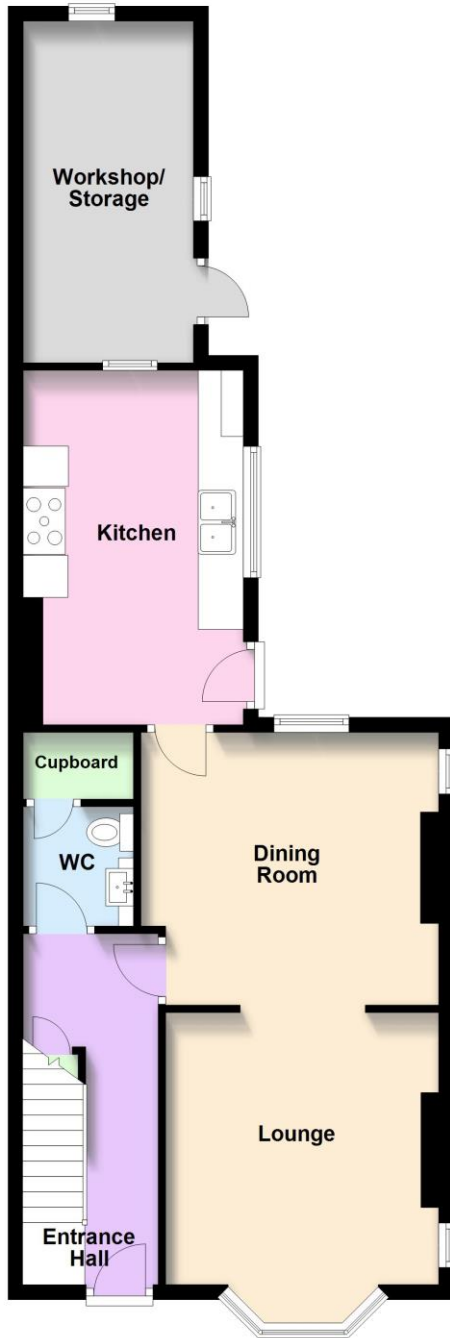
Strictly by prior appointment through Grice & Hunter 01427 873684

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		86
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



Ground Floor

Approx. 65.8 sq. metres (708.7 sq. feet)



First Floor

Approx. 40.8 sq. metres (439.5 sq. feet)



Total area: approx. 106.7 sq. metres (1148.2 sq. feet)

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