

**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+) <b>A</b>		
(81-91) <b>B</b>		86
(69-80) <b>C</b>		
(55-68) <b>D</b>	67	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	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)

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

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