

**GRICE &
HUNTER**

Chartered Surveyors
Estate Agents & Valuers
Est 1924



15 The Slack, Crowle, DN17 4LZ

- A popular style of 2 Bedroom Semi-Detached Bungalow • Good sized Conservatory extension • Generous Lounge with wood burning stove • Gas Central Heating •
- PVC Double Glazing • Low maintenance gardens • Garage (fronting Cross Slack)



£167,000 NO CHAIN



CROWLE is a small country town particularly well served and ideally situated for commuting to the local towns of Doncaster, Scunthorpe and Goole. There is a local Railway Station at Ealand and access to the M180 (J2) motorway network is only 3 miles away. Crowle offers good shops including Co-op and Tesco Express, primary and senior schools and pre-school, medical/health centre, library, leisure centre with swimming pool, recreational activities, places of worship, public houses, wine bar, café and food outlets, extensive nearby nature reserve and 7 Lakes Leisure Park

ENTRANCE HALL with PVCu external door to side, radiator, airing cupboard and laminate flooring.

LOUNGE (5.32m x 3.32m) with front facing bay window, radiator, wood burning stove on tiled hearth and laminate flooring.

KITCHEN (3.3m x 2.85m) extensively fitted with built in appliances, including double oven, 4 ring hob with extractor fan over. Base and wall storage cabinets, 1 ½ bowl resin sink, space for washer, dishwasher and fridge/freezer. Tile effect laminate flooring and front outlook.

BEDROOM 1 (3.75m x 3.27m) with radiator.

BEDROOM 2 (2.42m x 2.86m) with radiator, laminate flooring and PVC double door to:-

CONSERVATORY (4.1m x 2.95m) being PVCu double glazed with double doors to rear garden. Radiator.

BATHROOM (2.2m x 1.66m) fully tiled to walls and including bath with Triton shower over, cabinet wash basin and toilet. Tiled flooring and radiator.

OUTSIDE

Low maintenance front garden to The Slack with pedestrian access to the side entrance door. Pathway to the rear courtyard garden also of low maintenance. Rear pedestrian access leading to the semi-detached brick and tiled **GARAGE** (5.00m x 2.5m) with light and power. Driveway parking to Cross Slack frontage.

SERVICES

Mains water, electricity, drainage and gas. Gas central heating.

LOCAL AUTHORITY

North Lincolnshire Council

COUNCIL TAX

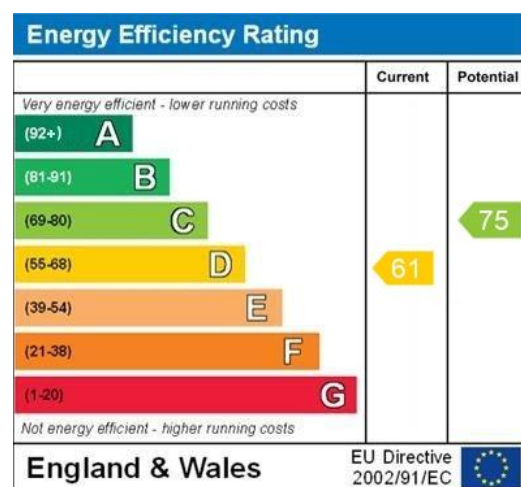
Band 'B' (on-line enquiry)

TENURE

Freehold.

VIEWING

Strictly by prior appointment through Grice & Hunter 01427 873684





Ground Floor

Approx. 70.3 sq. metres (756.7 sq. feet)



Total area: approx. 70.3 sq. metres (756.7 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

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.