

**GRICE &
HUNTER**

Chartered Surveyors
Estate Agents & Valuers
Est 1924



76 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 •



£185,000 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 composite front door, radiator and staircase off.

LOUNGE (3.70m x 3.40m) with open brick fireplace and radiator.

DINING KITCHEN (3.60m x 4.15m) fitted base and wall cabinets with worktops and 1 ½ bowl stainless steel sink. Integrated oven and 4 ring gas hob, plumbing for washer, space for fridge and freezer. Radiator, rear garden outlook and exterior door. Gas central heating boiler and walk-in storage cupboard.

First Floor

LANDING with radiator and ladder access to large loft space.

BEDROOM 1 (3.40m x 3.34m) with radiator.

BEDROOM 2 (3.60m x 3.48) with radiator.

BEDROOM 3 (2.42m x 2.39m) with radiator.

BATHROOM (2.46m x 1.53m) fully tiled and including bath with shower over, wc and pedestal wash basin. Central heating and towel radiator.

OUTSIDE

passageway to rear garden.

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

Deep rear garden being fence enclosed.

Shared (with 74 Outgate) Parking area accessed from Main Street.

SERVICES (not tested)

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

LOCAL AUTHORITY

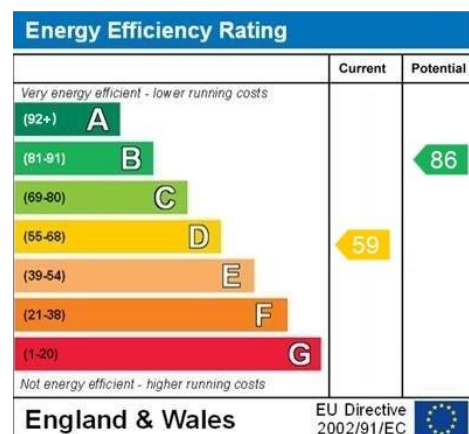
North Lincolnshire Council

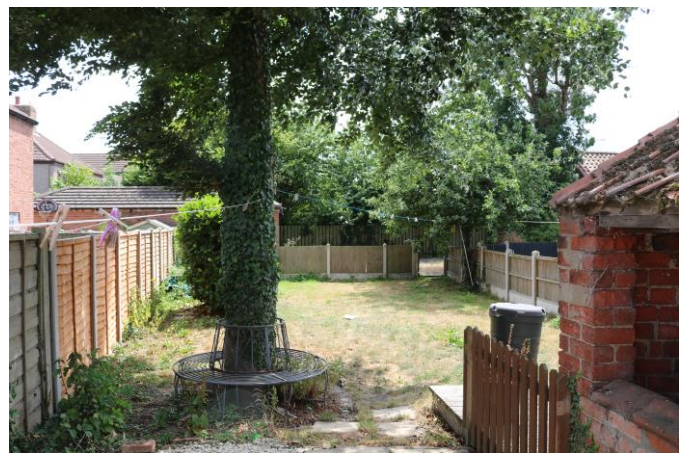
COUNCIL TAX Band 'A' (on-line enquiry)

TENURE Freehold.

VIEWING

Strictly by prior appointment through Grice & Hunter 01427 873684







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