

**GRICE &
HUNTER**

Chartered Surveyors
Estate Agents & Valuers
Est 1924



Jesmond, 13 Hazel Avenue, Crowle, DN17 4LS

- Detached Bungalow on larger than average plot • 3 Bedrooms • Dining Kitchen • 2 Garages •
- Gas Central Heating • PVCu Double Glazing • Generously sized rear garden •
- Well regarded location convenient for central Crowle •



£265,000 NO CHAIN



A nicely positioned and well kept detached bungalow of popular style and size including:

- Utility porch
- Dining Kitchen
- Well proportioned Lounge
- 3 Bedrooms with fitted wardrobes
- Shower room and separate Toilet
- PVC soffits and fascias
- Detached brick garage
- Larger than average sectional concrete garage

Accommodation (room sizes approx. only)

SIDE ENTRANCE UTILITY (5.15m x 1.60m) being PVCu double glazed and including radiator, stainless steel sink, storage cabinets, counter tops and tiled flooring. Plumbing for washer and dishwasher, space for fridge and freezer.

DINING KITCHEN (5.75m x 2.80m) fitted with base and wall cabinets including 1 ½ bowl sink and tall larder cupboards. Housing for electric cooker, 2 radiators, tiled flooring and PVCu double glazed window to front.

LOUNGE (5.55m x 3.85m) stone fireplace with coal effect gas fire, radiator and front facing PVCu double glazed window.

SIDE ENTRANCE PORCH with PVCu double glazed exterior door.

INNER HALL with airing cupboard.

BEDROOM 1 (3.30m x 4.0m including wardrobes) having full length fitted wardrobes with storage over, radiator and rear facing PVCu double glazed window.

BEDROOM 2 (3.30m x 2.55m) with fitted double wardrobe, radiator and rear facing PVCu double glazed window.

BEDROOM 3 (2.75m x 2.75m) with fitted wardrobe, radiator and side facing PVCu double glazed window.

SHOWER ROOM (1.64m x 1.64m) fully tiled including large shower cubicle and pedestal wash basin. Towel radiator, extractor fan and tiled flooring.

SEPARATE TOILET fully tiled and with PVCu double glazed window.

OUTSIDE

Attractively established front garden with side driveway to the:-

Attached brick **GARAGE** (5.7m x 2.6m) with side door, light and power.

Very good sized rear garden including:
Detached Sectional Concrete **GARAGE** (6.7m x 3.7m) with electric and light.

Two greenhouses and garden shed. External lighting and water tap.

SERVICES (not tested)

- All mains services.
- Gas central heating to radiators.

CONSTRUCTIONAL INFORMATION

The property is of steel frame construction.

LOCAL AUTHORITY

North Lincolnshire Council.

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

TENURE Freehold.

VIEWING

Strictly by prior appointment through Grice & Hunter 01427 873684

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		



Ground Floor

Approx. 132.1 sq. metres (1422.1 sq. feet)



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