



30 Axholme Avenue  
Crowle, DN17 4EG  
£155,000

*Bella*  
properties



**Sold with no forward chain, this three bedroom semi detached home is currently listed for sale, through Bella Properties. Presenting a prime opportunity for families seeking a great property that they can make their own, this house has huge potential and is ready for any buyer to put their own stamp on.**

**The property benefits from a well proportioned layout and briefly comprises of the entrance hall, large living room, kitchen and dining room to the ground floor, with the landing, three bedrooms and bathroom to the first floor. Externally, the property is set on a great size plot with ample parking to the front of the property, and a rear garden with garage, brick built outbuilding and shed.**

**Located in a rural village location, amenities within Crowle are still within very easy reach. Viewing are now available!**



**Hall** **5'4" x 5'2" (1.65 x 1.59)**

Entrance to the property is via the front uPVC door and into the hall. Internal doors lead to the living room and dining room.

**Living Room** **16'4" x 10'11" (4.99 x 3.35)**

Carpeted with coving to the ceiling, central heating radiator, gas fireplace set on marble and wood effect surround, uPVC bay window faces to the front of the property and further uPVC window faces to the rear.

**Kitchen** **5'11" x 12'6" (1.82 x 3.82)**

Carpeted with coving to the ceiling, central heating radiator and uPVC window and door face to the rear. Base height and wall mounted units with countertops, tiled splashbacks, integrated oven, grill and overhead extractor fan, integrated sink and drainer and space and plumbing for white goods. Internal door leads to the store.

**Dining Room** **9'10" x 12'6" (3.02 x 3.82)**

Carpeted with coving to the ceiling, central heating radiator and uPVC bay window faces to the front of the property.

**Landing** **7'4" x 6'8" (2.25 x 2.05)**

Carpeted with uPVC window facing to the rear of the property and internal doors lead to the three bedrooms, bathroom and storage cupboard.

**Bedroom One** **9'3" x 12'6" (2.84 x 3.83)**

Carpeted with coving to the ceiling, central heating radiator and uPVC window faces to the front of the property.

**Bedroom Two** **10'5" x 10'11" (3.19 x 3.35)**

Carpeted with coving to the ceiling, central heating radiator and uPVC window faces to the front of the property.

**Bedroom Three** **6'8" x 9'5" (2.05 x 2.89)**

Carpeted with coving to the ceiling, central heating radiator and uPVC window faces to the rear of the property.

**Bathroom** **5'5" x 6'8" (1.66 x 2.04)**

Tiled walls with coving to the ceiling, central heating radiator and uPVC window faces to the rear of the property. A three piece suite consisting of shower cubicle, toilet and sink.

**External**

To the front of the property is a gravelled driveway with a

large lawned garden which leads to the entrance of the property. Access to the rear is down the side of the property to the rear garden which has a garage, brick built outbuilding and shed, as well as patio and lawned area.

**Disclaimer**

The information displayed about this property comprises of a property advertisement and is an illustration meant for use as a guide only. Bella Properties makes no warranty as to the accuracy or completeness of the information.

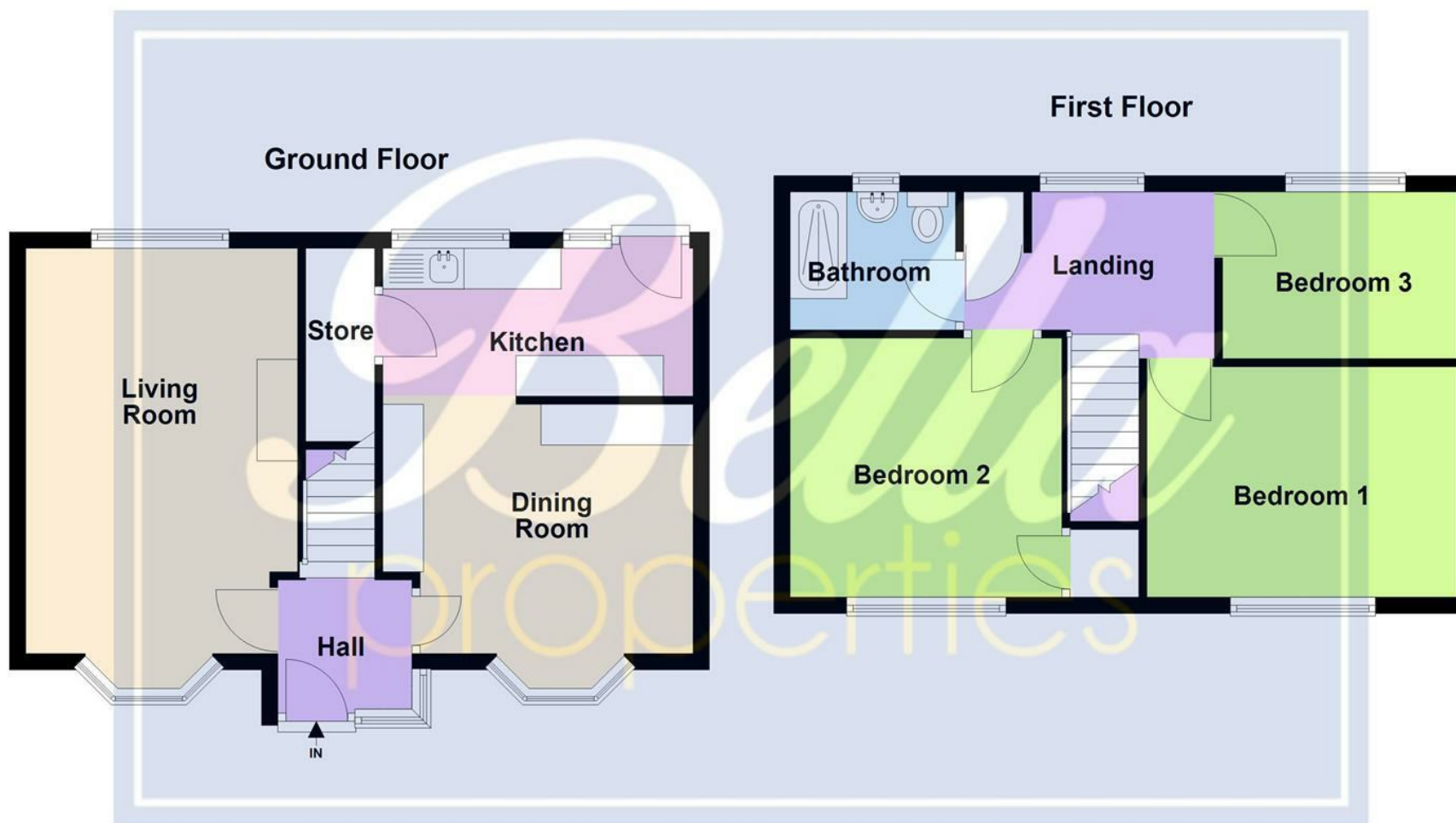












Total area: approx. 83.4 sq. metres (897.7 sq. feet)

Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan. You or your advisors should conduct a careful, independent investigation of the property to determine your satisfaction as to the suitability of the property for your space requirements.  
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
		75
		55
England & Wales		
EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
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