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the family estate agents

Price Guide

£115,000

EPC Rating: C

2 Wesleyan Sunday School, Fieldside

Crowle, Scunthorpe, North Lincolnshire, DN17 4HL

1 Bedroom Terraced House



- ✓ **UNIQUE CONVERTED FORMER WESLEYAN SUNDAY SCHOOL**
- ✓ **SPACIOUS OPEN PLAN LOUNGE/DINING ROOM**
- ✓ **STYLISH FITTED KITCHEN WITH APPLIANCES**
- ✓ **LARGE FEATURE BEDROOM WITH A DRESSING ROOM**
- ✓ **MODERN EN-SUITE SHOWER ROOM**
- ✓ **ONE OF 3 UNITS**

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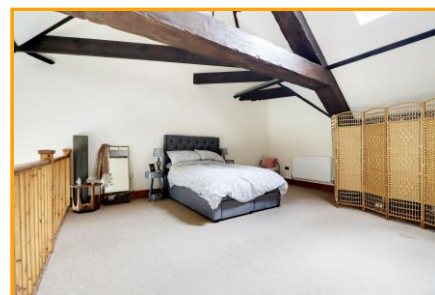
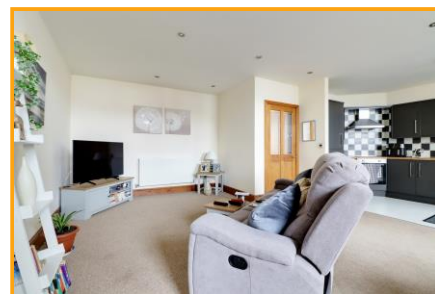
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UN-APPROVED DRAFT BROCHURE

A superb opportunity to purchase a deceptively spacious terraced house within the former 'Wesleyan Sunday School' having been sympathetically yet stylishly converted creating charming accommodation that would suite a first time buyer, couple, or investor with an internal inspectional essential to fully appreciate. The well-arranged accommodation comprises, front central entrance porch shared with number 1, open plan lounge/dining room with an attractive fitted kitchen benefitting from integral appliances, rear entrance hall and cloakroom. The first floor provides the impressive feature bedroom with vaulted ceilings, and a stylish en-suite shower room. Access is available to the rear and entered via the rear hall.



COMMUNAL ENTRANCE PORCH

Enjoying a original hardwood four panelled entrance door with single glazed top light, front uPVC double glazed vertical sash window, attractive flagged flooring and composite and glazed door leads through to the accommodation.

LARGE OPEN PLAN LOUNGE/DINING KITCHEN

Measures approx. 6.62m x 7.28m (21' 9" x 23' 11"). Enjoying three forward facing vertical sliding uPVC double glazed sash windows, feature open vaulted ceiling, staircase allowing access to the first floor accommodation with open spell balustrading and matching newel post, inset ceiling LED spotlights. The kitchen area enjoys an extensive range of contemporary matching low level units, drawer units and wall units with chrome pull handles, integral fridge freezer and space for a washing machine, a complementary patterned butcher block style rolled edge working top surface with tiled splash backs incorporating a one and a half bowl stainless steel sink unit with drainer to the side and block mixer tap, built in four ring electric hob with oven beneath and overhead canopied extractor, tiled effect area to the kitchen and an internal panel and glazed door leads through to:

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REAR ENTRANCE

Enjoys a rear uPVC double glazed entrance door with patterned glazing, wall mounted thermostat and doors to;

GROUND FLOOR CLOAKROOM

Measures approx. 1.48m x 2.16m (4' 10" x 7' 1"). Enjoying a two piece modern suite in white comprising a low flush WC, pedestal wash hand basin with tiled splash back, attractive laminate flooring and a wall mounted Baxi gas fired condensing central heating boiler.

FIRST FLOOR LANDING

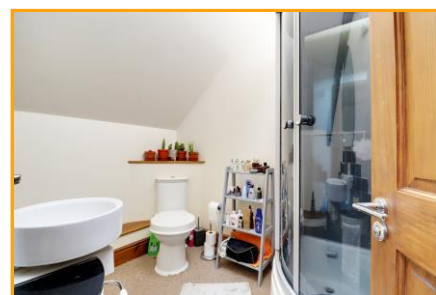
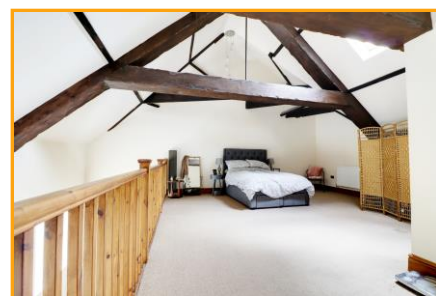
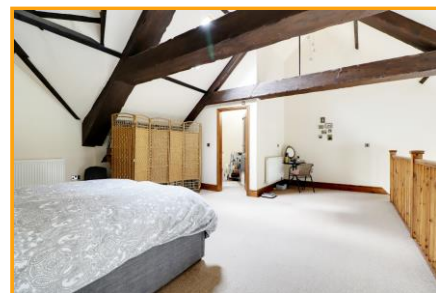
Enjoys a rear Velux roof light, direct access to;

MASTER BEDROOM 1

Enjoys a rear Velux roof light, continuation of open spell balustrading, views to the ground floor and feature vaulted ceiling with exposed joinery work and doors through to;

STYLISH EN-SUITE SHOWER ROOM

Measures approx. 1.78m x 2.56m (5' 10" x 8' 5"). Enjoying a double glazed Velux roof light, a modern suite in white comprising a low flush WC, feature circular wash hand basin set within a granite top with tiled and mirrored backing and a walk in spa shower cubicle.



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SERVICES

Mains gas, electricity, water and drainage are understood to be connected.

CENTRAL HEATING

There is a modern gas fired central heating system to radiators.

DOUBLE GLAZING

The property benefits from fully uPVC double glazed windows and doors.

** IMPORTANT **

PURCHASE PROCEDURE

Once you are interested in purchasing a property, please contact our office before applying for a mortgage or instructing solicitors. Our Sales Negotiators and Mortgage Advisors are most helpful and will give you every assistance in purchasing your new home. Any delay in contacting us may result in the property being sold to another party and survey and legal fees being unnecessarily incurred.

THINKING OF SELLING?

Our trained and experienced Valuers offer free market advice and will guide you through all the steps in moving home and appointments can be usually made within 24 to 48 hours.

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008 (CRPS): Paul Fox on their behalf and for the sellers of this property whose agents they are give notice that (i) these particulars are intended to be a general outline only for the guidance of the prospective purchasers and do not constitute part of any contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and any other details are given in good faith and are believed to be correct and have been approved by the vendor, however intending purchasers should not rely on them. (iii) no persons employment by Paul Fox has any authority to make or give representation or warranty in relation to this property and no electrical or gas appliances whether included or to be sold as additional items by the vendor have been tested by the vendor or their agents. (iv) nothing in these particulars, including photographs, intend to imply that any carpets or curtains, furniture or fittings, electrical or gas appliances whether or not wired or plumbed in, or any fixtures not expressly included as part of the property are offered for sale. Certain items may be purchase under separate negotiation.

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