



CROFTS ESTATE AGENTS

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SALES LETTINGS NEW HOME SALES LAND PROPERTY MANAGEMENT AUCTIONS FINANCIAL ADVICE AND MORTGAGES ENERGY PERFORMANCE PROVIDER



Chestnut Avenue

Immingham
DN40 1BH

Offers in the Region Of
£144,500

Crofts Estate Agents of Immingham and surrounding area's are delighted to bring to the market and being sold with NO FORWARD CHAIN, this spacious four bedroom semi detached house, located within the popular port town of Immingham. Nearby to a variety of local amenities, this extended property comprises of entrance hallway, lounge kitchen, dining room and conservatory, To the first floor there are four bedrooms with en-suite to the master bedroom and family bathroom. Externally there is off road parking to the front, integral garage and rear garden.

CLEETHORPES: 62 St Peters Avenue, Cleethorpes, DN35 8HP

IMMINGHAM: 21 Kennedy Way, Immingham, DN40 2AB

LOUTH: 3 Market Place, Louth, LN11 9NR

Email: Cleethorpes:

Email: Immingham :

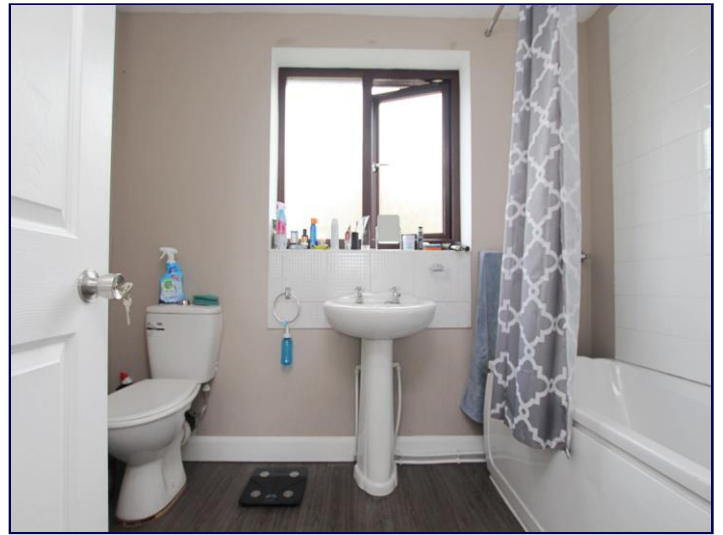
Email: Louth :

info@croftsestateagents.co.uk

immingham@croftsestateagents.co.uk

louth@croftsestateagents.co.uk

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Lounge

11' 2" x 12' 10" (3.40m x 3.91m)

Currently occupied as a bedroom, the lounge benefits from laminate flooring, coving, radiator and uPVC window to the front elevation.

Dining Room

8' 4" x 9' 1" (2.54m x 2.77m)

The dining room benefits from laminate flooring, radiator and coving to the ceiling. You can also access the conservatory via this room.

Kitchen

8' 10" x 9' 1" (2.69m x 2.77m)

With base and wall mounted units, this generously sized kitchen offers a range of storage, along with tiled flooring, sink with drainer, tiled splashback and uPVC window.

Conservatory

8' 9" x 16' 3" (2.66m x 4.95m)

Bedroom 1

9' 4" x 16' 0" (2.84m x 4.87m)

Briefly comprising of carpeted flooring, modern decor, radiator, en-suite and uPVC window to the front elevation.

Bedroom 2

11' 2" x 11' 2" (3.40m x 3.40m)

Bedroom two briefly comprises of carpeted flooring, radiator and uPVC window to the rear elevation

Bedroom 3

10' 9" x 11' 2" (3.27m x 3.40m)

Bedroom three, which is also a double size room briefly comprises of carpeted flooring, radiator, coving and uPVC window to the front elevation.

Bedroom 4

7' 6" x 7' 11" (2.28m x 2.41m)

Bedroom four briefly comprises of carpeted flooring, radiator, coving and uPVC window to the front elevation.

Bathroom

5' 11" x 7' 6" (1.80m x 2.28m)

The main bathroom benefits from a bath with shower above, WC, basin, laminate flooring, tiled walls and uPVC window.

Tenure

Believed to be Freehold, awaiting solicitors' formal confirmation.
All interested parties are advised to make their own enquiries.

Services

All mains services are understood to be connected, however Crofts have not inspected or tested any of the services or service installations & purchasers should rely on their own survey.

Viewings

Please contact the relevant marketing office, all viewings are strictly by appointment only please.

Council Tax Information

Band A: To confirm council tax banding for this property please view the website www.voa.gov.uk/cti

Free Valuations

We offer a free valuation with no obligation, just call the relevant office or visit www.croftsestateagents.co.uk seven days a week to arrange for your free valuation.

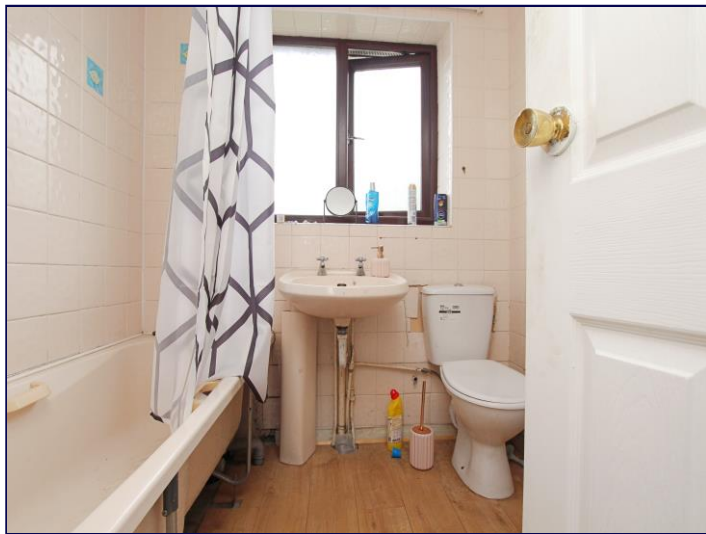
Property Management

We offer a full property management service, offering full and comprehensive credit and referencing checks detailed photographic inventories and regular property inspections to name just a few of our services.

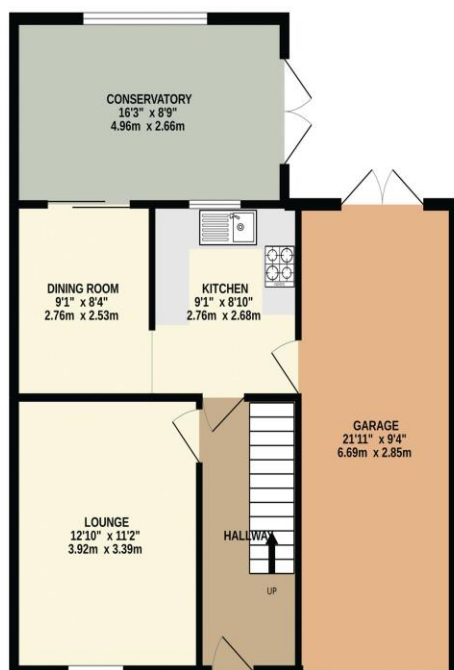
Mortgage and Financial Advice

With access to the whole of the mortgage markets, Crofts Estate Agents in connection with The Mortgage Advice Bureau will help you find the best mortgage to suit your needs. The Mortgage Advice Bureau will act on your behalf in advising you on mortgages and other financial matters

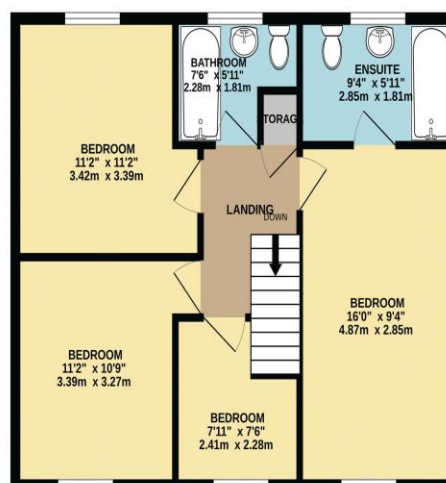
STATUTORY NOTICE: YOUR HOMES IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.



GROUND FLOOR
722 sq.ft. (67.0 sq.m.) approx.



1ST FLOOR
580 sq.ft. (53.9 sq.m.) approx.



TOTAL FLOOR AREA: 1301 sq.ft. (120.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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