



CROFTS ESTATE AGENTS

PASSIONATE ABOUT PROPERTY

IMMINGHAM

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



CROFTS
ESTATE AGENTS



Alderney Way

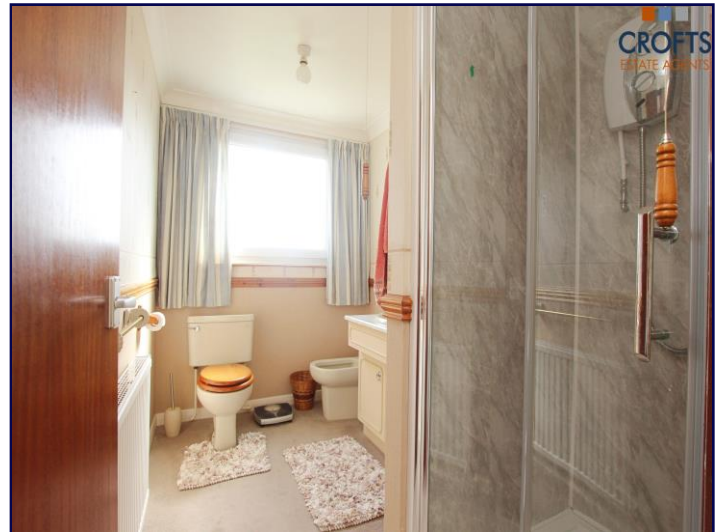
**Immingham
DN40 1RB**

£195,000

Crofts Estate Agents bring to the market this deceptively spacious three/four bed detached bungalow, which is situated within a popular part of Immingham. Being sold with NO FORWARD CHAIN, this property benefits from gas central heating, uPVC double glazing throughout and plentiful parking. The town itself is well equipped with a range of local amenities within close proximity, including schools for children of all ages, post office and leisure centre. Internal viewing will reveal the entrance hallway, lounge, kitchen, office, 2 bedrooms and the family bathroom. Heading to the first floor there are two double size bedrooms, shower room and eaves storage. Externally there are delightful, well maintained gardens to the front and rear with off road parking to the side and garage.

Address : 21 Kennedy Way, Immingham, DN40 2AB
Email : immingham@croftsestateagents.co.uk
Website : www.croftsestateagents.co.uk

OFFICE HOURS
Mon to Fri 9am to 5.30pm (Tuesday opening 9.30am)
Saturday 9am to 3pm
Sunday Closed



Lounge

11' 5" x 17' 5" (3.48m x 5.30m)

This spacious reception room benefits from carpeted flooring, dual aspect windows with bay to the front, radiator and coving to the ceiling.

Kitchen

11' 5" x 12' 3" (3.48m x 3.73m)

Well proportioned, this kitchen benefits from base and wall mounted units with coving to the ceiling, radiator, uPVC window and uPVC door giving access to the rear garden. There is also a 1 and a half sink with drainer, integral slimline dishwasher, integral oven with hob and extractor above and plumbing for a washing machine.

Office

6' 6" x 7' 8" (1.98m x 2.34m)

Bedroom 1

11' 5" x 12' 8" (3.48m x 3.86m)

Located on the first floor, bedroom one comprises of carpeted flooring, radiator, neutral decor

Bedroom 2

9' 6" x 11' 1" (2.89m x 3.38m)

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

Bedroom 3

10' 7" x 10' 11" (3.22m x 3.32m)

The third bedroom, which is found on the ground floor comprises of carpeted flooring, radiator and uPVC window to the rear elevation.

Bedroom 4/dining room

10' 7" x 12' 9" (3.22m x 3.88m)

This versatile space provides an ideal space for a fourth bedroom or dining room, benefitting from carpeted flooring, radiator, coving and uPVC window.

Bathroom

6' 1" x 10' 7" (1.85m x 3.22m)

Located on the ground floor the bathroom suite benefits from a bath, WC, basin, tiled flooring with part tiled walls, radiator and uPVC window to the side.

Shower Room

6' 1" x 9' 6" (1.85m x 2.89m)

Found on the first floor, this shower room comprises of a shower cubical, WC basin, radiator and uPVC window to the rear elevation.

Externally

Externally there are delightful, well maintained gardens to the front and rear with off road parking to the side via a paved driveway and garage towards the rear.

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 C: 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 your free valuation.

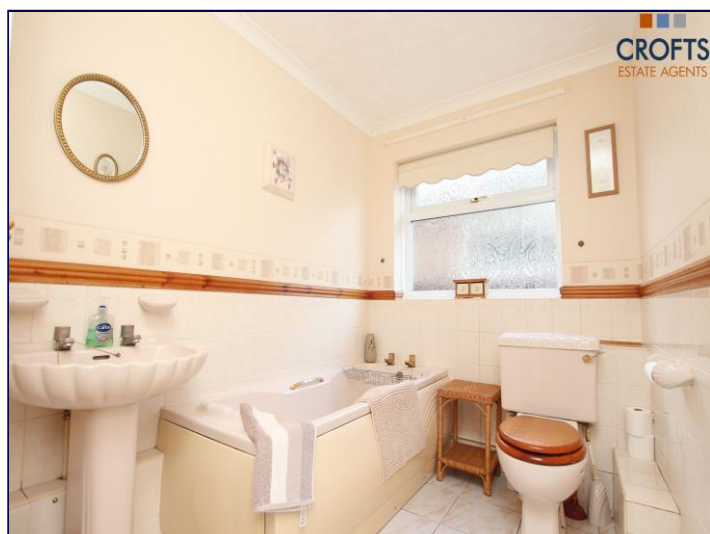
Property Management

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.

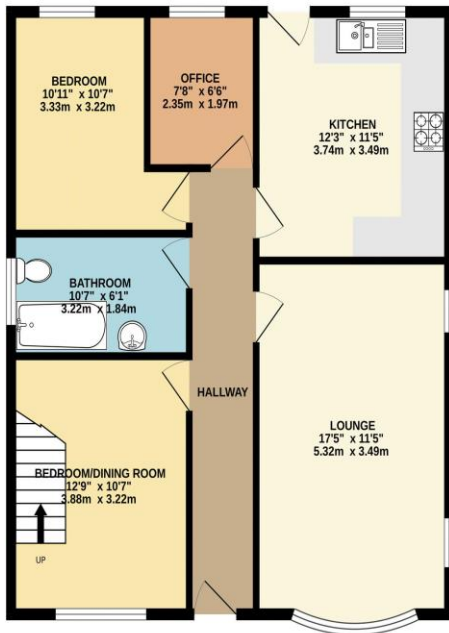
Mortgage and Financial Advice

With access to a range of mortgage products, Crofts Estate Agents Immingham in connection with Forge Financial Solutions Ltd will help you find the best mortgage to suit your needs. Forge Financial Solutions Ltd will act on your behalf in advising you on mortgages and other financial matters.

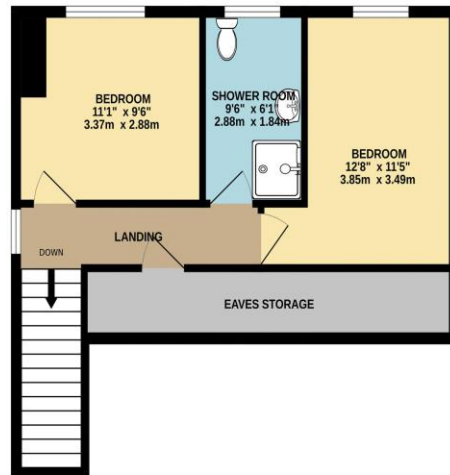
STATUTORY NOTICE: YOUR HOMES IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.



GROUND FLOOR
775 sq.ft. (72.0 sq.m.) approx.



1ST FLOOR
439 sq.ft. (40.8 sq.m.) approx.



TOTAL FLOOR AREA : 1214 sq.ft. (112.8 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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