



Magnolia Rise
Immingham
Immingham
DN40 1LZ

Offers in the Region Of
£155,000

Crofts Estate Agents are pleased to bring to the market and being sold with NO FORWARD CHAIN, this deceptively spacious two bed detached bungalow, situated in the popular port town of Immingham. The property is located within a short drive of Immingham civic, where you will find a range of local shops. The town is also well served with local post office, pubs, leisure centre, schools for children of all ages, and excellent road links via the A180. Internal viewing will reveal the entrance hallway, large living room, dining room, kitchen and family bathroom. Heading to the first floor you will find two excellent size bedrooms. Externally, there are gardens to the front and rear, along with ample off road parking and single garage.



Lounge

12' 0" x 17' 10" (3.65m x 5.43m)

This spacious living room, which is located to the front of the property, benefits from carpeted flooring, radiator, electric fire and uPVC window to the side elevation with bay to the front.

Dining Room

9' 3" x 9' 5" (2.82m x 2.87m)

Open plan to the kitchen, the dining room briefly comprises of carpeted flooring, radiator, coving and sliding uPVC door which provides access to the rear garden.

Kitchen

8' 8" x 11' 10" (2.64m x 3.60m)

Benefitting from a range of base and wall mounted units, with integral oven, hob, and extractor above, vinyl flooring, sink with drainer and uPVC window. There is also a uPVC door which provides access to the rear garden.

Bedroom 1

11' 10" x 12' 0" (3.60m x 3.65m)

Found on the first floor, the main bedroom comprises of carpeted flooring, radiator, fitted wardrobes and uPVC window to the front elevation.

Bedroom 2

11' 10" x 11' 10" (3.60m x 3.60m)

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

Bathroom

5' 5" x 7' 11" (1.65m x 2.41m)

The family bathroom consists of a bath with electric shower above, WC, basin, tiled flooring with part tiled walls, radiator and two uPVC windows.

Externally

Externally, there are gardens to the front and rear, along with ample off road parking and single garage.

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.

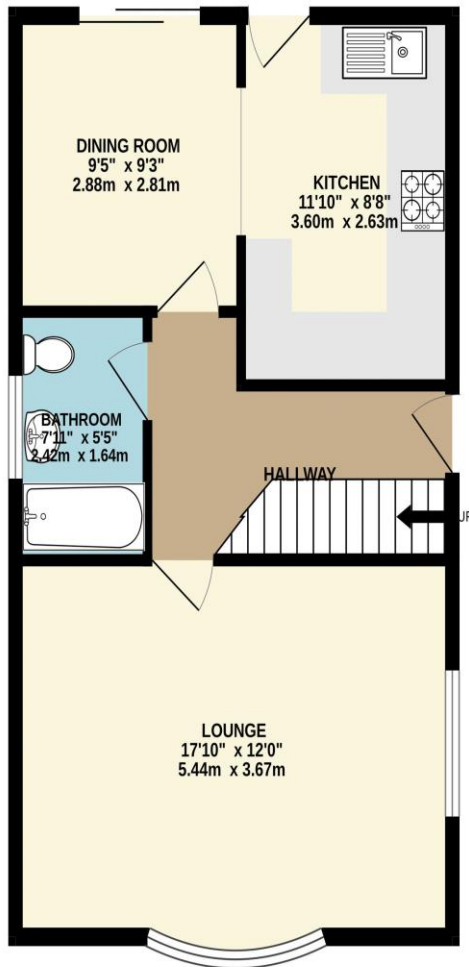
Mortgage and Financial Advice

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.

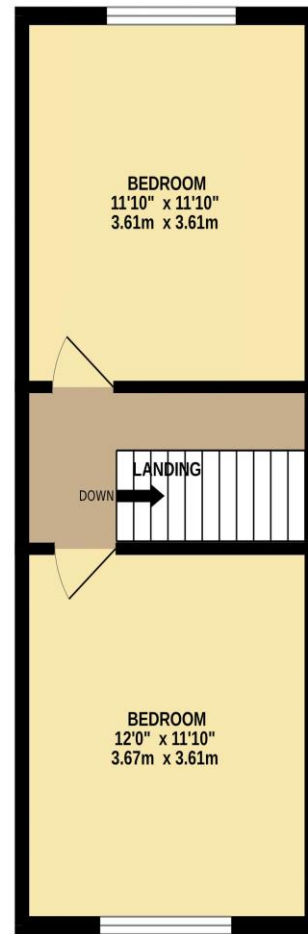
STATUTORY NOTICE: YOUR HOMES IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.



GROUND FLOOR
529 sq.ft. (49.1 sq.m.) approx.



1ST FLOOR
345 sq.ft. (32.0 sq.m.) approx.



TOTAL FLOOR AREA : 873 sq.ft. (81.1 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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