CROFTS ESTATE AGENTS PASSIONATE ABOUT PROPERTY

IMMINGHAM 01469 564294



Leyden Close

Immingham DN40 2BL

Offers in the Region Of £139,950

Crofts Estate Agents bring to the market and being sold with NO FORWARD CHAIN, this deceptively spacious three bed semi detached dormer bungalow, which is situated in the popular port town of Immingham. Located in a quiet residential location, the property, which requires a scheme of modernisation, benefits from a wide range of local amenities nearby, excellent road links and public transport with Humberside Airport and Habrough Train Station only a short drive away. Internal viewing will reveal the entrance hallway, lounge-diner, kitchen, conservatory and third bedroom. Heading to the first floor you will find a further two bedrooms, both being doubles and the shower room. Externally, there is ample off road parking with single garage and low maintenance gardens to the front and rear.

Address Email Website : 21 Kennedy Way, Immingham, DN40 2AB : immingham@croftsestateagents.co.uk : www.croftsestateagents.co.uk OFFICE HOURS Mon to Fri Saturday Sunday

9am to 5.30pm (Tuesday opening 9.30am) 9am to 3pm Closed









Lounge 13' 1" x 18' 5" (3.98m x 5.61m)

Kitchen 8' 9'' x 9' 4'' (2.66m x 2.84m)

Bedroom 1 9' 4'' x 13' 9'' (2.84m x 4.19m)

Bedroom 2 10' 0" x 10' 7" (3.05m x 3.22m)

Bedroom 3 6' 5'' x 9' 8'' (1.95m x 2.94m)

Shower Room 5' 5" x 7' 3" (1.65m x 2.21m)

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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 B: 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 MORTAGE OR OTHER LOAN SECURED ON IT.







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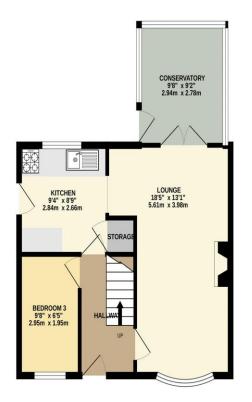
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GROUND FLOOR 497 sq.ft. (46.2 sq.m.) approx. 1ST FLOOR 317 sq.ft. (29.5 sq.m.) approx.

STORAGE

DOWMANDING

SHOWER ROOM 7'3" x 5 5" 2.21m x 1 66m



BEDROOM 13'9" x 9 4" 4.19m x 2.84m BEDROOM 107" x 10'0" 3.23m x 3.05m

TOTAL FLOOR AREA: 814 sq.ft. (75.7 sq.m.) approx. White every attempt has been made to ensure the accuracy of the floopfane contained here, measurements of doors, windows, or ones and any other times are approximate and no responsibility iskein 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 applances show have not been tisted and no guarantee as to their operability or efficiency can be given.

DISCLAIMER - IMPORTANT NOTICE REGARDING SALES PARTICULARS Although we have taken great care to insure the accuracy of the information contained in these particulars, we specifically deny liability for any mistakes, omissions or errors and strongly advise that all proposed purchasers should satisfy themselves by inspection or otherwise, as to their correctness, prior to entering into any commitment to purchase. In particular any information provided in respect of tenure, council tax, rateable values etc has been given in good faith and whilst believed to be correct, may be subject to amendment. Any references to the condition, use or appearance of the property are made for guidance only, and no warranties are given or implied by this information. It is not Crofts policy to check the position with regards to any planning permission or building regulation matters and as such all interested parties are advised to make their own enquires, in order to ensure that any necessary consents have been obtained. All measurements are approximate and are for guidance only and cannot be relied upon. Measurements are taken from wall to wall unless otherwise stated, with the metric conversion shown in brackets. Any plans or maps contained are for dentification purpose only, and are not for any other use but guidance & illustration. Crofts have not tested any apparatus, equipment, fixtures, fittings or services including central heating systems and cannot therefore verify that they are in working order, or fit for their intended purpose. These details do not form any part of any contract, and unless specifically stated otherwise, l'univishings and contents are not included within this sale.