

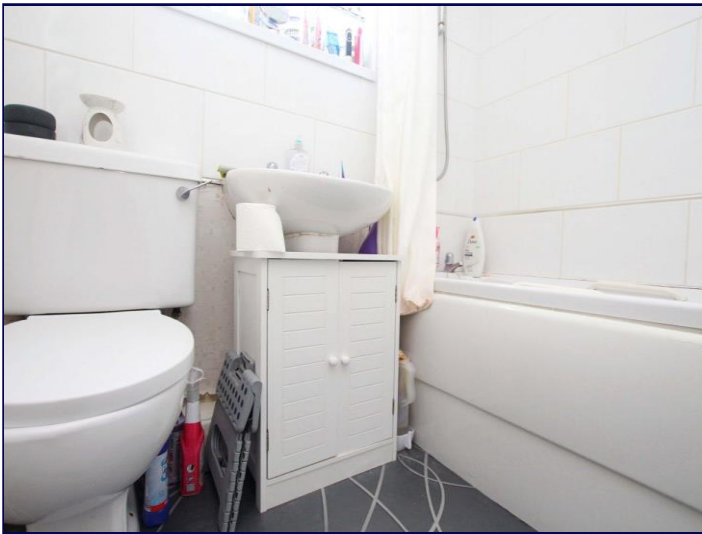


Helen Crescent

Immingham
DN40 2EB

Offers in the Region Of
£139,000

Crofts Estate Agents are delighted to bring to the market this well presented three bed semi detached dormer bungalow, situated in the popular town of Immingham. Ideally suited to a first time buyer or family, this deceptively spacious home benefits from nearby amenities, including schools for children of all ages, excellent road links and good public transport routes. Internal viewing will reveal the porch, entrance hallway, lounge, kitchen-diner, two bedrooms and the bathroom. There is also another bedroom to the first flooring which is a good size and benefits from eaves storage. Externally, there is off road parking with large detached garage and generous size front and rear gardens.



Lounge

11' 10" x 11' 11" (3.60m x 3.63m)

Benefitting from laminate flooring, gas fire, radiator and uPVC window to the front.

Kitchen

12' 3" x 12' 9" (3.73m x 3.88m)

Found at the rear of the property, the kitchen offers an integral oven with hob and extractor above, integral dishwasher, tiled splashback, radiator, 1 and a half sink with drainer, dual aspect uPVC windows and uPVC door.

Bedroom 1

11' 1" x 12' 8" (3.38m x 3.86m)

Bedroom one briefly comprises of carpeted flooring, radiator, coving, understairs storage with sliding mirrored doors and uPVC window.

Bedroom 2

12' 4" x 13' 9" (3.76m x 4.19m)

Bedroom two briefly comprises of carpeted flooring, radiator, eaves storage and uPVC window to the front elevation.

Bedroom 3

7' 1" x 11' 10" (2.16m x 3.60m)

Bedroom three briefly comprises of laminate flooring, radiator and dual aspect uPVC windows.

Bathroom

5' 6" x 6' 4" (1.68m x 1.93m)

Benefitting from a bath with shower above, WC, basin, vinyl flooring, radiator and uPVC window to the side elevation.

Externally

Externally, there is off road parking with large detached garage and generous size front and rear gardens.

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 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
605 sq.ft. (56.2 sq.m.) approx.



1ST FLOOR
224 sq.ft. (20.8 sq.m.) approx.



TOTAL FLOOR AREA : 829 sq.ft. (77.1 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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