CROFTS ESTATE AGENTS PASSIONATE ABOUT PROPERTY

IMMINGHAM 01469 564294



Hinkley Drive Immingham Immingham DN40 2DD

£219,950

Crofts Estate Agents offer to the market and being sold with NO FORWARD CHAIN, this three bed detached house, situated in the popular port town of Immingham. This spacious family home is well positioned and within walking distance of Immingham Town Centre, which offers a range of shops and post office. The town is also well served by doctors practice, dentist, leisure centre and schools for children of all ages. Requiring a scheme of modernisation, this property offers lots of potential for the next owner to put their mark on it. Internal viewing will reveal the entrance hallway, lounge, dining room, kitchen, utility and WC. Heading to the first floor you will find three good size bedrooms and the family bathroom suite. Externally, there are good size gardens to the front and rear, off road parking and integral garage.

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 14' 11" x 14' 1" (4.54m x 4.29m)

Dining room 8' 11" x 9' 10" (2.72m x 2.99m)

Kitchen 9' 10" x 10' 11" (2.99m x 3.32m)

Utility room 7' 8'' x 8' 11'' (2.34m x 2.72m)

Bedroom 1 10' 3" x 14' 9" (3.12m x 4.49m)

Bedroom 2 10' 0" x 13' 2" (3.05m x 4.01m)

Bedroom 3 8' 6'' x 9' 11'' (2.59m x 3.02m)



Bathroom 6' 4" x 7' 1" (1.93m x 2.16m)

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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 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

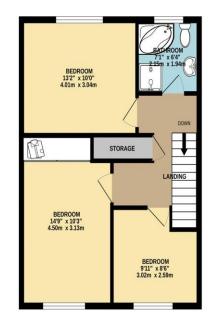
With access to a range of mortgage products, Crofts Estate Agents Immingham in connection with Forge Financial Solutions Ltd will help you find the best mortgage to suit your needs. Forge Financial Solutions Ltd will act on your behalf in advising you on mortgages and other financial matters.

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





GROUND FLOOR 695 sq.ft. (64.6 sq.m.) approx. 1ST FLOOR 500 sq.ft. (46.4 sq.m.) approx.





TOTAL FLOOR AREA : 1195 sq.ft. (111.0 sq.m.) approx. White very attempt has been made to ensure the accuracy of the floorpian contained here, measurements of doors, windows, norms and any other times are approximate and no responsibility taken for any enmission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and applicates above have not been tested and no guarantee as to there operability or efficiency can be given. Made with Meriops C2024

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 ferure, 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 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, furnishings and contents are not included within this stel.