



Mayfield Mill Lane East  
Halton  
East Halton  
DN40 3QA

Offers in the Region Of  
£199,950

Crofts Estate Agents are delighted to bring to the market this stylish and recently refurbished three bed detached bungalow, situated in the village of East Halton. Having undergone a full transformation, this beautifully presented bungalow boasts modern kitchen and bathroom suite, ample off road parking and scenic open field views to the front. An attractive buy, this property is well positioned with easy access to the nearby towns and villages and falls within close proximity to the A180, Habrough Train Station and Humber Bridge. Heading into the property via the porch will reveal the entrance hallway, lounge, kitchen-diner, conservatory, WC, three bedrooms and bathroom suite. The third bedroom is currently used as a walk in wardrobe, however this can easily be converted back to a bedroom. Externally there are low maintenance gardens to the front and rear, along with ample off road parking.



# CROFTS ESTATE AGENTS

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

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#### OFFICE HOURS

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



### Lounge

11' 1" x 16' 10" (3.38m x 5.13m)

Benefitting from modern decor, laminate flooring, radiator, LED lighting and uPVC bay window to the front.

### Kitchen/Diner

13' 5" x 20' 0" (4.09m x 6.09m)

This modern and stylish kitchen provides plenty of storage through a range of base and wall mounted shaker units with matte black handles and roll top worktops to complement. There is a composite 1 and a half sink with drainer, freestanding oven, plumbing for a washing machine and column radiator. There is also laminate flooring, separate WC to the side, dual aspect uPVC windows and LED lighting.

### Bedroom 1

10' 5" x 11' 1" (3.17m x 3.38m)

Bedroom one briefly comprises of laminate flooring, radiator, modern decor with panelled feature wall and uPVC window to the side. There is also the added benefit of a walk in wardrobe.

### Bedroom 2

10' 7" x 11' 1" (3.22m x 3.38m)

Bedroom two briefly comprises of laminate flooring, radiator, modern decor and uPVC window to the front.

### Bedroom 3/Dressing Room

7' 0" x 10' 7" (2.13m x 3.22m)

Bedroom three which has been converted to create a walk in wardrobe to the master bedroom comprises of laminate flooring, radiator and uPVC window to the side elevation. The room can, if required, be easily converted back to a third bedroom.

### Bathroom

7' 8" x 7' 11" (2.34m x 2.41m)

This modern bathroom suite benefits from p shaped bath with shower above, WC, vanity basin, towel rail radiator, marble tiled floor, LED lighting, aqua boarding and uPVC window to the side elevation.

### Conservatory

8' 8" x 9' 1" (2.64m x 2.77m)

### External

Externally there is off road parking to the side which can be accessed through the wooden gates. Beyond the gates is a low maintenance garden with detached garage. The front offers a laid to lawn with hedge to the front and great scenic open field views.





### 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 and 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](http://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](http://www.croftsestateagents.co.uk) seven days a week to arrange your free valuation.

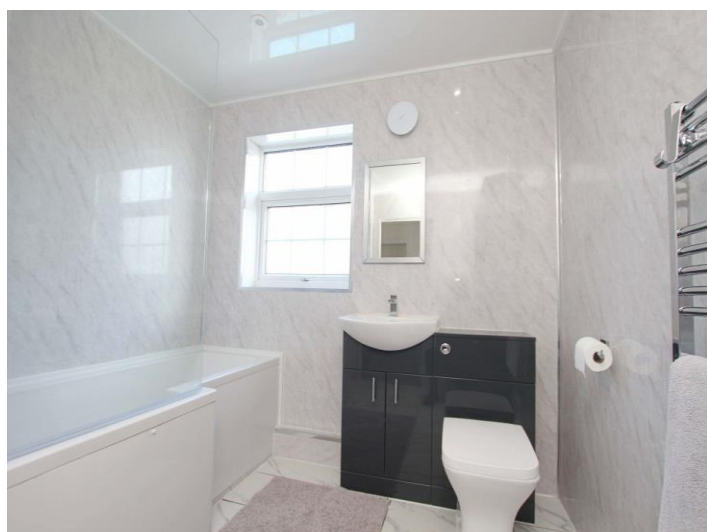
### Property Management

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

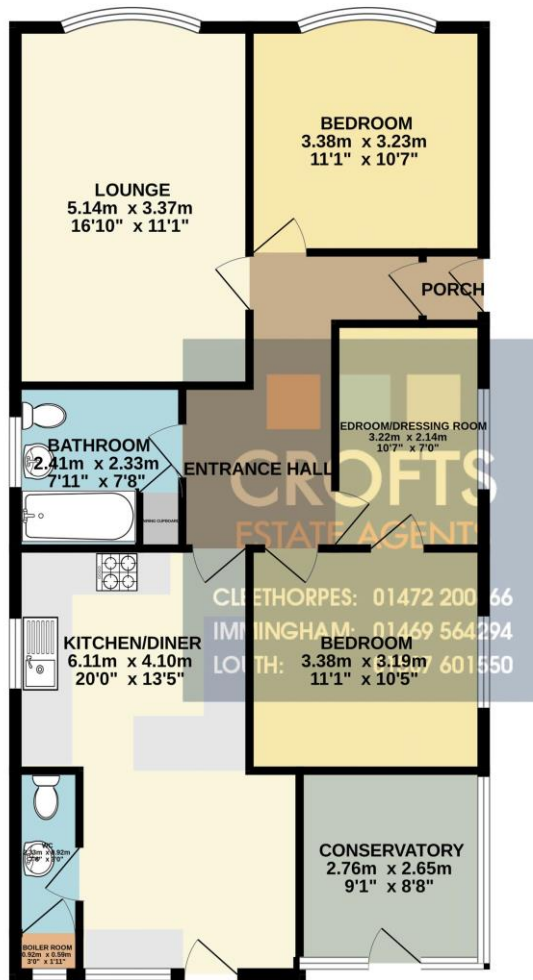
With access to a range of mortgage products, Crofts Estate Agents Immingham in connection with Forge Financial Solutions Ltd will help you find the best mortgage to suit your needs. Forge Financial Solutions Ltd will act on your behalf in advising you on mortgages and other financial matters.

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



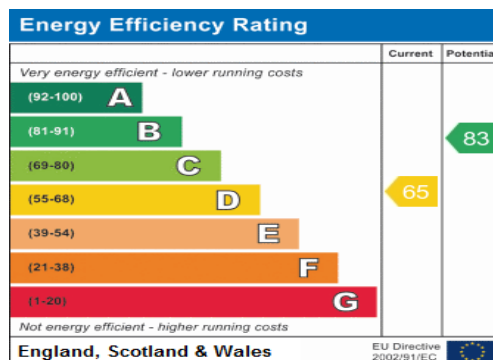


GROUND FLOOR  
91.7 sq.m. (988 sq.ft.) approx.



TOTAL FLOOR AREA: 91.7 sq.m. (988 sq.ft.) 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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