



**Ashwood Townside East
Halton
East Halton
DN40 3PS**

**Offers in the Region Of
£329,950**

Welcome to Ashwood, a beautiful and spacious three bed detached bungalow, found in the idyllic village of East Halton. Occupying a fantastic plot, this property is one not to be missed with the home offering bundles of outdoor space that would be ideal for keen gardeners or children to run around in. The property is positioned towards the bottom end of Townside with easy access to Immingham, the A180 or the Humber Bridge. Internally this gorgeous home boasts a large and welcoming hallway, lounge, kitchen, conservatory, three excellent size bedrooms and a modern shower room and separate WC. Externally and to the front this home offers Kerb appeal with ample off road parking and a delightfully well maintained front garden. To the rear there is a large garden which has been beautifully kept, with laid to lawn, well stocked flower beds, patio area and vegetable patch. Viewings are highly recommended!

Address : 21 Kennedy Way, Immingham, DN40 2AB
Email : immingham@croftsestateagents.co.uk
Website : www.croftsestateagents.co.uk

OFFICE HOURS

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



CROFTS ESTATE AGENTS

PASSIONATE ABOUT PROPERTY

IMMINGHAM

01469 564294

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

Address : 21 Kennedy Way, Immingham, DN40 2AB
Email : immingham@croftsestateagents.co.uk
Website : www.croftsestateagents.co.uk

OFFICE HOURS

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



Lounge

14' 5" x 20' 11" (4.39m x 6.37m)

The living room provides plenty of natural daylight creating a light, airy and spacious room to relax. The room comprises of laminate flooring, neutral decor with feature wall, radiator, dual aspect uPVC windows and French doors which lead into the conservatory.

Kitchen

11' 4" x 16' 2" (3.45m x 4.92m)

Found at the rear of the property, this stylish kitchen boasts a range of fitted units, with space for an American fridge/freezer, plumbing for a washing machine and dryer and breakfast bar area. There is also space for a freestanding cooker with extractor above, French doors opening out to the rear garden and pantry cupboard.

Conservatory

10' 11" x 21' 9" (3.32m x 6.62m)

Fully insulated to create a room that is full functional all year round is this spacious conservatory. Benefitting from LED lighting, laminate flooring, modern decor, radiator and plenty of natural daylight with lovely views out to the garden.

Bedroom 1

12' 9" x 14' 8" (3.88m x 4.47m)

The master bedroom offers bundles of floor space for both plenty of room for a king size bed and wardrobes. The room benefits from

carpeted flooring, modern decor with feature wall, radiator and uPVC window to the front elevation.

Bedroom 2

11' 5" x 12' 2" (3.48m x 3.71m)

Bedroom two briefly comprises of laminate flooring, radiator, fitted wardrobes, radiator and uPVC window to the front elevation.

Bedroom 3

11' 4" x 11' 5" (3.45m x 3.48m)

Bedroom three which is also a double, comprises of laminate flooring, radiator and French doors which lead into the conservatory.

Shower-Room

6' 5" x 7' 7" (1.95m x 2.31m)

This modern shower suite boasts a large walk in shower, vanity basin, aqua boarding to complement, vinyl flooring, LED lighting and uPVC window to the side elevation.

WC

3' 3" x 7' 7" (0.99m x 2.31m)

Adjacent to the shower room, is the separate WC with built in sink. There is also Vinyl flooring to match, LED lighting and uPVC window to the side elevation.

Externally

Occupying a large plot, this property boasts beautifully manicured gardens to the front and rear. The front garden is private with a conifer hedge row to the front with stoned driveway creating ample off road parking and set in lawn with flower bed. Heading through the side gate leads into the rear garden which is superb! Large set in lawn predominantly makes up the garden with stoned section leading to the patio area and summer house, well stocked flower bed and fruit/vegetable patch. In summery, this is the ultimate garden for someone who is an avid gardener or for kids to run about.



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

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

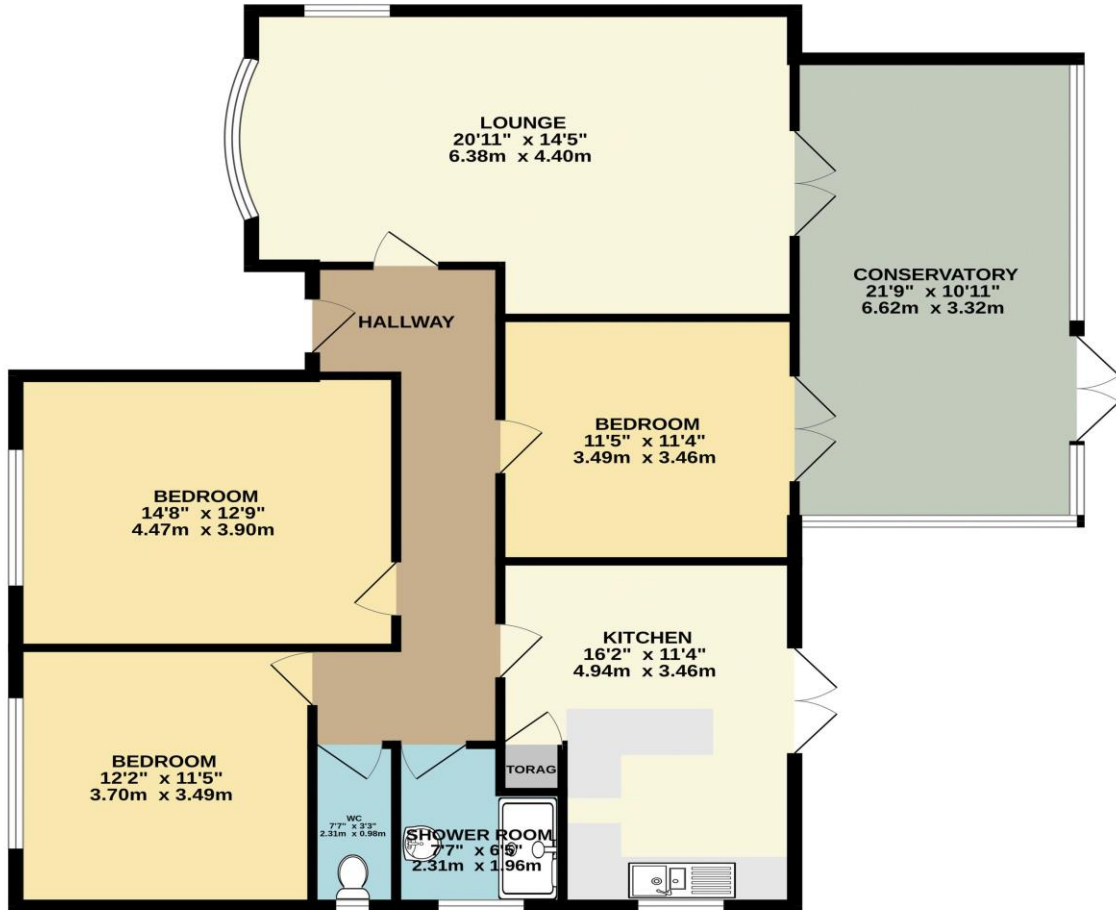
With access to a range of mortgage products, Crofts Estate Agents Immingham in connection with Forge Financial Solutions Ltd will help you find the best mortgage to suit your needs. Forge Financial Solutions Ltd will act on your behalf in advising you on mortgages and other financial matters.

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



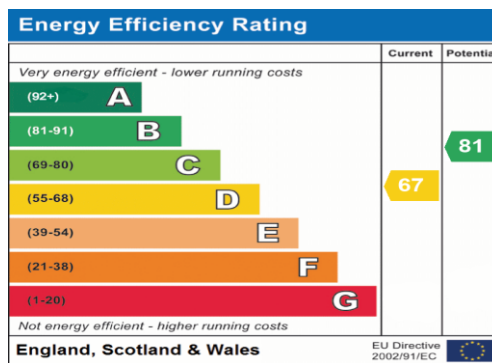


GROUND FLOOR
1336 sq.ft. (124.1 sq.m.) approx.



TOTAL FLOOR AREA : 1336 sq.ft. (124.1 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.
Made with Metropix ©2024



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 identification 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 sale. Crofts estate agents Immingham is operated as a franchise and trademark by KMG estates (Immingham) Ltd, trading as Crofts estate agents Immingham. Registered in England. Company Number 14308294