



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

**Offers in the Region Of
£319,950**

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



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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.



OFFICE HOURS

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.

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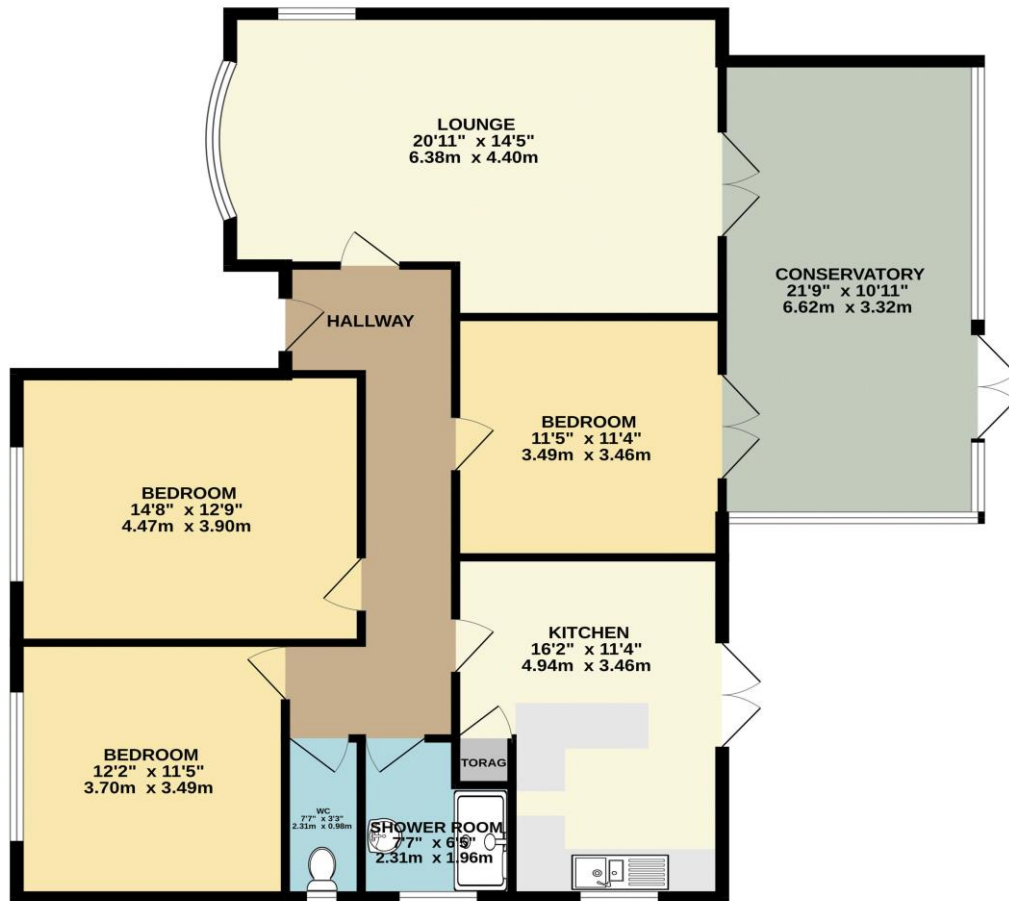
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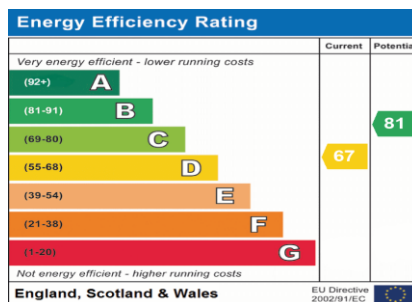




GROUND FLOOR
1336 sq.ft. (124.1 sq.m.) approx.



TOTAL FLOOR AREA: 1336 sq.ft. (124.1 sq.m.) approx.
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