



15 Helen Crescent
Immingham
Immingham
DN40 2EB

Offers in the Region Of
£179,950

Occupying a large corner plot in the heart of Immingham is this gorgeous three bed semi detached house, which is presented to the highest standard. Positioned nearby to a wide variety of amenities, with the civic within walking distance, good schools for children of all ages and excellent road links with easy access to the A180. There is also good public transport with local bus routes, Habrough Train Station and Humberside Airport nearby. Heading into this well appointed home will reveal the entrance hallway, open planned lounge-sitting area and dining room, conservatory and kitchen to the rear. To the first floor there are three bedrooms, two being doubles and the family bathroom suite. Externally, the property benefits from well manicured gardens to the front and rear, off road parking with garage and space for a shed and large summerhouse. This immaculate family home is a must view, to arrange yours, contact our Immingham branch.

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

10' 11" x 11' 10" (3.32m x 3.60m)

Open planned, this cosy living room benefits from neutral light decor, gas fire, radiator, carpeted flooring and uPVC window to the front elevation.

Sitting Room/lounge

8' 5" x 10' 1" (2.56m x 3.07m)

Dining Room

8' 2" x 10' 1" (2.49m x 3.07m)

Conservatory

7' 7" x 10' 0" (2.31m x 3.05m)

Located to the side of the property is this well proportioned conservatory which offers vinyl flooring, uPVC windows to three sides and french doors which open out to the driveway.

Kitchen

8' 0" x 15' 2" (2.44m x 4.62m)

Found at the rear of the property is the kitchen which boasts a range of base and wall mounted gloss finish units, integral oven with hob and extractor above, integral fridge freezer, plumbing for a washing machine and dryer, sink with drainer, vinyl flooring, uPVC window to the rear and uPVC side door.

Bedroom 1

10' 11" x 11' 10" (3.32m x 3.60m)

Bedroom one briefly comprises of carpeted flooring, radiator, modern decor, fitted venetian blinds and uPVC window to the front elevation.

Bedroom-2

10' 1" x 10' 11" (3.07m x 3.32m)

Bedroom two briefly comprises of carpeted flooring, radiator, built in storage and uPVC window to the rear elevation.

Bedroom 3

7' 0" x 8' 8" (2.13m x 2.64m)

Bedroom three briefly comprises of laminate flooring, over stairs storage, radiator and uPVC window to the front elevation.

Bathroom

5' 8" x 5' 8" (1.73m x 1.73m)

The family bathroom which is found at the top of the landing comprises of a bath, WC, basin, radiator, vinyl flooring and uPVC window to the rear elevation with fitted blinds.

Externally

Occupying a good size corner plot with well manicured garden to the front with a lovely flower bed to compliment. The driveway leads to a double wooden gate where you will find a EV charger point to the side of the house. Beyond the double gates is a detached garage and large summerhouse. The garden is a great size with laid to lawn to the majority, range of shrubs and flowers, fire pit and fencing around the perimeter.



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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 and 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.

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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.

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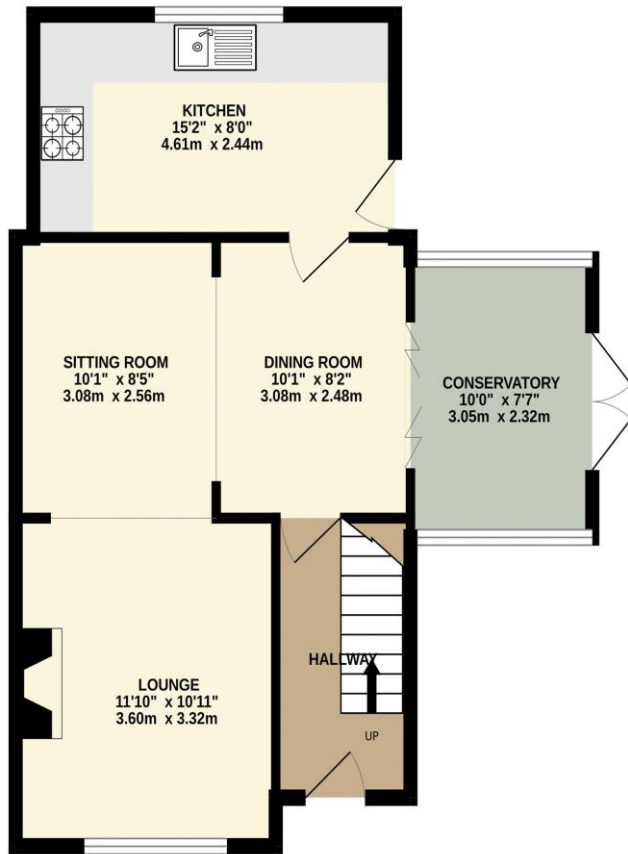
With access to a range of mortgage products, Crofts Estate Agents Immingham in connection with Forge Financial Solutions Ltd will help you find the best mortgage to suit your needs. Forge Financial Solutions Ltd will act on your behalf in advising you on mortgages and other financial matters.

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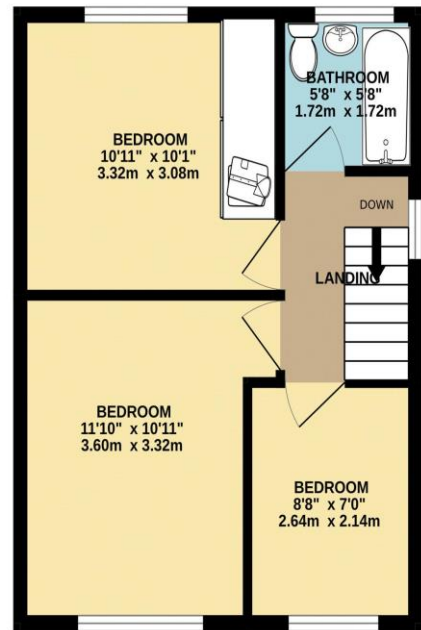




GROUND FLOOR
543 sq.ft. (50.5 sq.m.) approx.



1ST FLOOR
362 sq.ft. (33.6 sq.m.) approx.



TOTAL FLOOR AREA : 905 sq.ft. (84.1 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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