



## Helen Crescent

Immingham  
DN40 2EB

Offers in the Region Of  
£129,950

Coming to the market with NO FORWARD CHAIN is this deceptively spacious three bed semi detached house, which is found in the popular town of Immingham. In need of modernisation throughout, the home is suited to a range of buyers and presents itself as an ideal project with lots of potential! Only a short walk away is Immingham Civic where you will find a wide variety of local amenities, good schools for children of all ages and catchment for Coombe Briggs and excellent road links with easy access to the A180. Internal viewing will reveal the entrance hallway, lounge, dining room and kitchen. To the first floor you will find three bedrooms, two being doubles and the wet room. Externally there is ample off road parking with garage, generous size gardens and playing fields to the rear.



**Lounge**

10' 11" x 22' 1" (3.32m x 6.73m)

**Dining Room**

8' 3" x 10' 2" (2.51m x 3.10m)

**Kitchen**

8' 4" x 12' 8" (2.54m x 3.86m)

**Bedroom 1**

10' 11" x 11' 11" (3.32m x 3.63m)

**Bedroom 2**

10' 2" x 10' 11" (3.10m x 3.32m)

**Bedroom 3**

7' 2" x 8' 7" (2.18m x 2.61m)

**Wet Room**

5' 7" x 5' 10" (1.70m x 1.78m)



**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 A: 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.

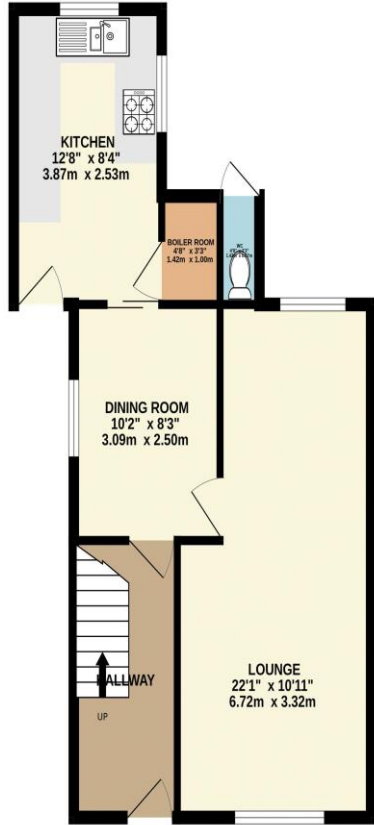
**Mortgage and Financial Advice**

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.

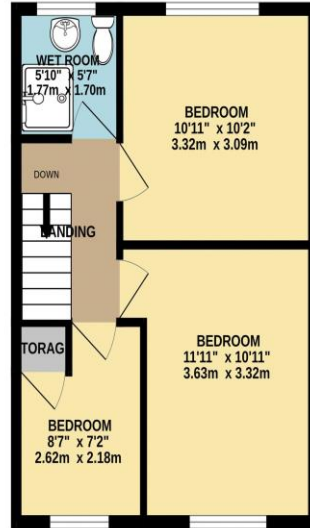
*STATUTORY NOTICE: YOUR HOMES IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.*



GROUND FLOOR  
499 sq.ft. (46.4 sq.m.) approx.



1ST FLOOR  
368 sq.ft. (34.2 sq.m.) approx.



TOTAL FLOOR AREA - 867 sq.ft. (80.6 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

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