

3 Larch Close Immingham DN40 1BJ

Offers in the Region Of
£137,500

Being sold with NO FORWARD CHAIN and found in the heart of Immingham is this gorgeous three bed semi detached house, which creates an ideal purchase opportunity for first time buyers or families. Well positioned, the property boasts excellent road links with easy access to the A180, a range of nearby amenities and good schools for children of all ages. Heading into the accommodation will reveal the entrance hallway, lounge and spacious open plan kitchen diner to the rear. To the first floor you will find three good size bedrooms, two being doubles and a modern three piece shower suite. The exterior offers easy to maintenance gardens to the front and rear, ample off road parking and plenty of outdoor storage with shed to the side. Viewings are essential in order to fully appreciate this delightful home.

OFFICE HOURS



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Address : 21 Kennedy Way, Immingham, DN40 2AB
Email : immingham@croftsestateagents.co.uk
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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' 0" x 12' 11" (3.35m x 3.93m)

Well proportioned, this cosy living area benefits from laminate flooring, radiator, neutral decor and large uPVC window to the front elevation.

Kitchen/Diner

9' 0" x 17' 4" (2.74m x 5.28m)

The heart of every home, this fully fitted kitchen dinner offers a range of base and wall mounted units with space for a freestanding fridge freezer and range cooker with extractor above. There is also marble effect tiled flooring, radiator, space for a washing machine and dryer, uPVC window and side door and patio doors which open out to the rear garden.

Bedroom 1

10' 6" x 11' 0" (3.20m x 3.35m)

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

Bedroom 2

11' 0" x 11' 5" (3.35m x 3.48m)

Bedroom two briefly comprises of laminate flooring, radiator, neutral decor and uPVC window to the front elevation. There is also built in storage space.

Bedroom 3

7' 6" x 7' 9" (2.28m x 2.36m)

Bedroom three briefly comprises of carpeted flooring, radiator and uPVC window to the front elevation.

Shower Room

7' 2" x 7' 9" (2.18m x 2.36m)

Recently upgraded, this modern shower suite comprises of a walk in shower with glass screen, WC, vanity basin, marble effect tiled floor, radiator and uPVC window to the rear elevation.

Externally

Externally there are low maintenance gardens to the front and rear, off road parking and sheds to the side providing handy outdoor storage.

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.

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.

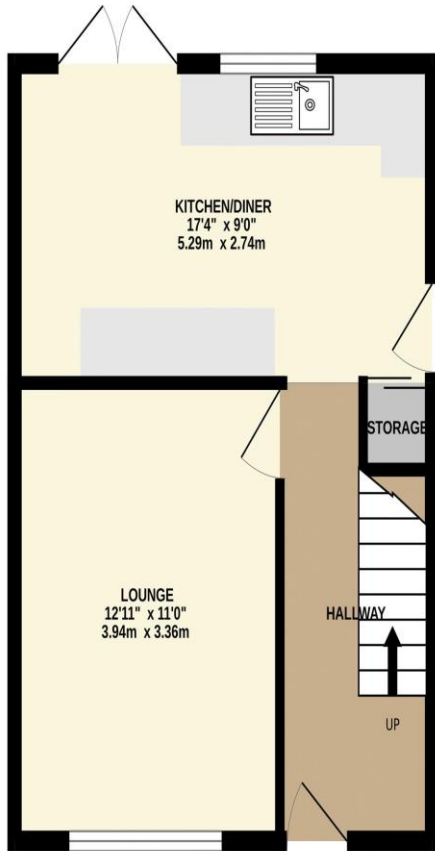
STATUTORY NOTICE: YOUR HOMES IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.



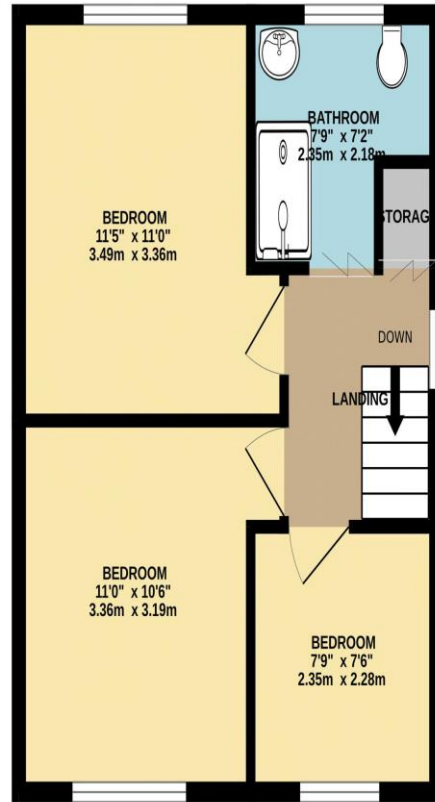




GROUND FLOOR
380 sq.ft. (35.3 sq.m.) approx.



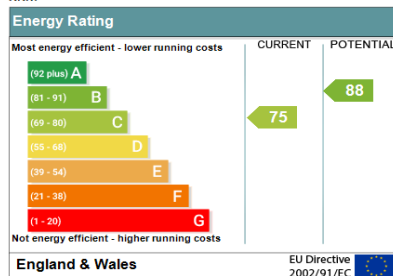
1ST FLOOR
380 sq.ft. (35.3 sq.m.) approx.



TOTAL FLOOR AREA : 760 sq.ft. (70.6 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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Address: 3 Larch Close, IMMINGHAM, DN40 1BJ
RRN:



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