



Ancholme Avenue
Immingham
Immingham
DN40 2DR

Offers in the Region Of
£125,000

Tucked away in the corner of a quiet residential area is this stylish two bedroom semi detached house, which offers fantastic value for money and comes with viewings highly recommended. Located within the popular port town of Immingham, this delightful home creates a perfect starter home or buy to let investment, with the property benefitting from ample off road parking, a range of nearby local amenities and excellent road links with easy access to the A180. Internal viewing will reveal a spacious living room with kitchen diner to the rear. Heading upstairs, the first floor benefits from two double size bedrooms and the family bathroom. Externally there is ample off road parking, along with generous, easy to maintain front and rear gardens.



Lounge

17' 4" x 11' 8" (5.28m x 3.55m)

This cosy living area is the perfect space to relax after a long day. The room comprises of laminate flooring, radiator, bay window and electric fire place.

Kitchen/Diner

8' 4" x 11' 8" (2.54m x 3.55m)

Found at the rear of the property is the kitchen, which benefits from base and wall mounted units, integral oven with hob and extractor above, one and a half sink with drainer, vinyl flooring and uPVC window and door to the rear.

Bedroom 1

8' 10" x 11' 8" (2.69m x 3.55m)

Bedroom one briefly comprises of carpeted flooring, radiator, fitted mirror wardrobes and uPVC window to the front elevation.

Bedroom 2

8' 4" x 11' 8" (2.54m x 3.55m)

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

Bathroom

5' 3" x 8' 6" (1.60m x 2.59m)

Benefitting from a bath with shower above, WC, basin, vinyl flooring, radiator and over stairs storage.

Externally

Externally there is ample off road parking, along with generous, easy to maintain front and rear gardens.

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

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.

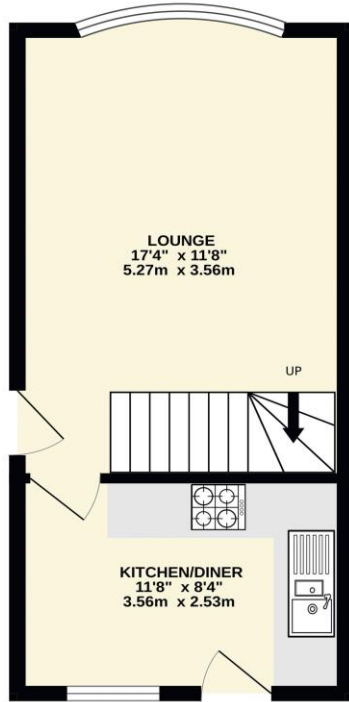
Mortgage and Financial Advice

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.

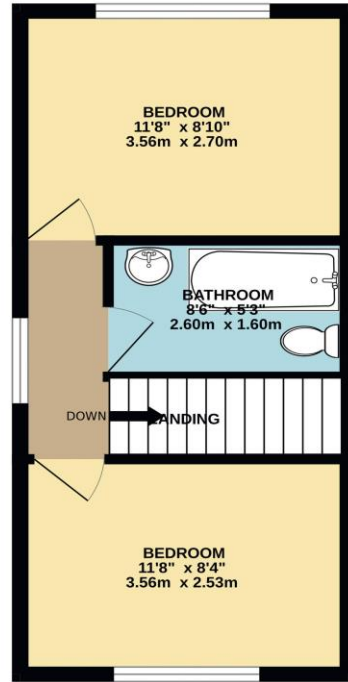
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GROUND FLOOR
302 sq.ft. (28.1 sq.m.) approx.

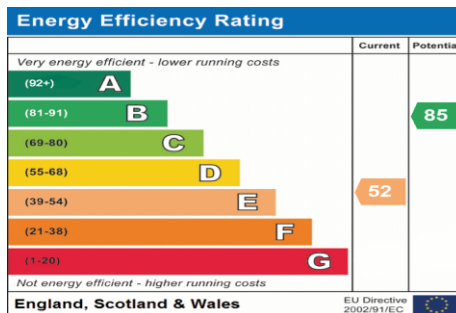


1ST FLOOR
299 sq.ft. (27.8 sq.m.) approx.



TOTAL FLOOR AREA : 601 sq.ft. (55.9 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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