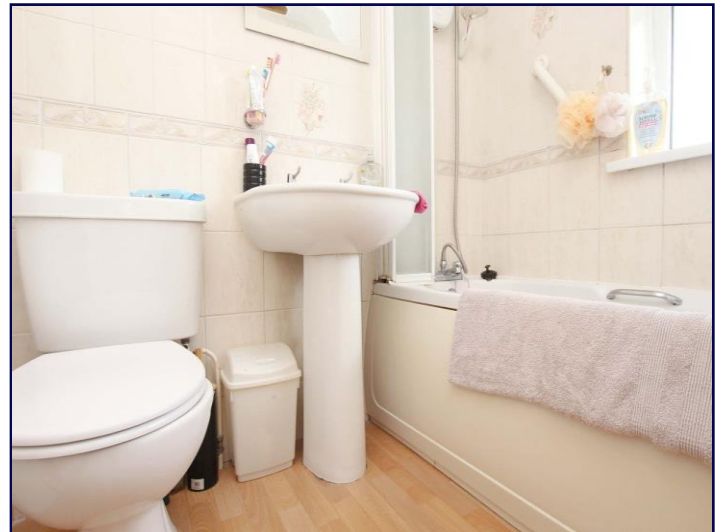
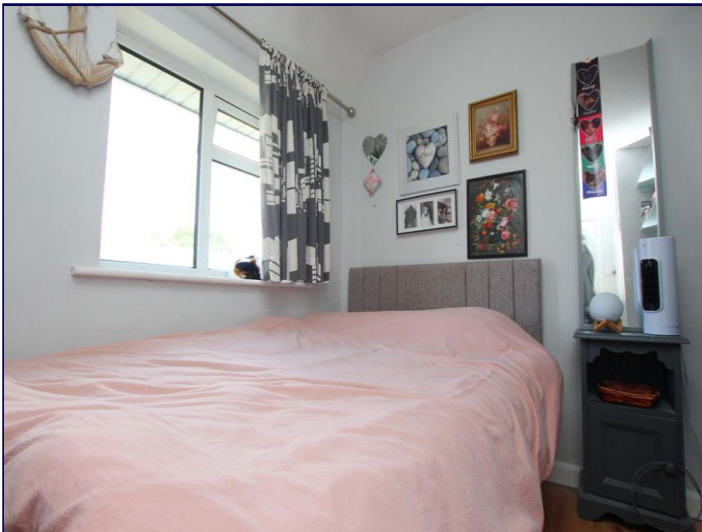




Chapel Road
Habrough
Immingham
DN40 3AH

Offers in the Region Of
£165,000

Loctated in the desirable village of Habrough is this delightful three bed end terrace. Being sold with tenants in situ, this property is perfectly suited to either a new landlord or one wishing to increase their portfolio, with the home boasting a large rear garden, spacious living throughout and modern kitchen. Well positioned, this lovely home is within walking distance of the train station and is only a short drive from Grimsby, Immingham and the A180. Internal viewing will reveal the entrance hallway, lounge with log burner, dining room and kitchen. Heading to the first floor you will find three good size bedrooms, all of which are doubles and the family bathroom. Outside there is ample off road parking to the front with access to the rear and a fantastic size rear garden, which offers so much potential.



Lounge

12' 6" x 15' 0" (3.81m x 4.57m)

A fantastic homely space to relax after a long day. The room benefits from solid wood flooring, radiator, log burner, modern decor, uPVC window to the front elevation and French doors to the rear.

Dining Room

9' 8" x 12' 2" (2.94m x 3.71m)

Benefitting from laminate flooring, radiator, modern decor and uPVC window to the rear.

Kitchen

9' 6" x 16' 10" (2.89m x 5.13m)

This modern kitchen benefits from an integral oven with hob and extractor above, one and a half composite sink with drainer, tiled flooring, dual aspect uPVC windows and tiled splash back.

Bedroom 1

9' 8" x 13' 0" (2.94m x 3.96m)

Bedroom one briefly comprises of varnished floor boards, radiator and uPVC window to the rear elevation.

Bedroom 2

9' 8" x 11' 6" (2.94m x 3.50m)

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

Bedroom 3

7' 8" x 8' 4" (2.34m x 2.54m)

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

Bathroom

5' 5" x 5' 10" (1.65m x 1.78m)

Benefitting from a bath with shower above, WC, basin, tiled walls, vinyl flooring, radiator and uPVC window to the front elevation.

Externally

Outside there is ample off road parking to the front with access to the rear and a fantastic size rear garden, which offers so much potential.

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 B: 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.

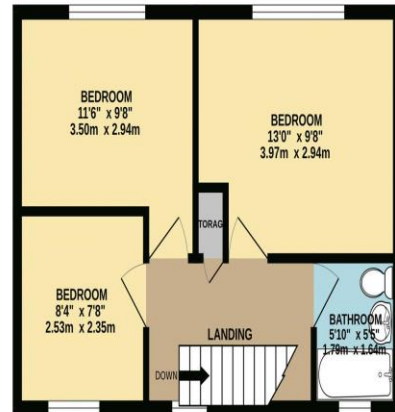
STATUTORY NOTICE: YOUR HOMES IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.



GROUND FLOOR
518 sq.ft. (48.2 sq.m.) approx.



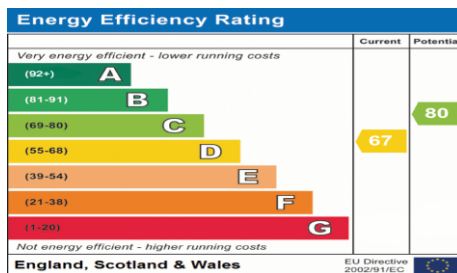
1ST FLOOR
380 sq.ft. (35.3 sq.m.) approx.



TOTAL FLOOR AREA : 898 sq.ft. (83.4 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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