CROFTS ESTATE AGENTS PASSIONATE ABOUT PROPERTY

IMMINGHAM

01469 564294



11 Helen Crescent Immingham DN40 2EB

Offers in the Region Of £155,000

Being sold with NO FOWARD CHAIN, is this well presented three bed semi detached house, nestled in the popular port town of Immingham. Having been extended to the rear, this spacious family home offers three reception rooms, upgraded shower suite and ample off road parking. The town itself is well served by a range of amenities, good schools for children of all ages and is only a short drive from Habrough Train Station and the A180. Internal viewing will reveal the entrance hallway, lounge, dining room, snug and large kitchen. To the first floor there is three bedrooms, two being doubles and a modern shower room. Outside there is ample off road parking and manicured gardens to the front and rear.

Address Email Website : 21 Kennedy Way, Immingham, DN40 2AB : immingham@croftsestateagents.co.uk : www.croftsestateagents.co.uk OFFICE HOURS Mon to Fri Saturday Sunday

9am to 5.30pm (Tuesday opening 9.30am) 9am to 3pm Closed

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SALES LETTINGS NEW HOME SALES LAND PROPERTY MANAGEMENT AUCTIONS FINANCIAL ADVICE AND MORTGAGES ENERGY PERFORMANCE PROVIDER

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Lounge

11' 5" x 10' 7" (3.48m x 3.22m) Benefitting from carpeted flooring, modern decor, gas fire, radiator, coving and uPVC window to the front.

Dining Room

9' 9'' x 7' 9'' (2.97m x 2.36m)

The second of the reception rooms, is this lovely dining room which boasts light decor with carpeted flooring, radiator and coving.

Snug

6' 2" x 8' 11" (1.88m x 2.72m)

Found at the rear of the property is the snug, which looks out to the delightful rear garden. The room comprises of tiled flooring, radiator, coving, modern decor and French Doors which open out to the rear garden.

Kitchen

15' 11" x 8' 0" (4.85m x 2.44m)

This extended galley kitchen benefits from a mixture of base and wall mounted units, breakfast bar area, one and a half sink with drainer and freestanding oven. There is also plumbing for a washing machine, vinyl flooring, radiator, uPVC side door and dual aspect uPVC windows.

Bedroom 1

11' 5" x 10' 7" (3.48m x 3.22m) Bedroom one briefly comprises of built in wardrobes, carpeted flooring, radiator and uPVC window to the front elevation.

Bedroom 2

10' 7" x 9' 9" (3.22m x 2.97m) Bedroom two briefly comprises of carpeted flooring, radiator, fitted wardrobes and uPVC window to the rear elevation.

Bedroom

3

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

Shower Room

8' 4" x 6' 10" (2.54m x 2.08m)

This modern shower suite benefits from a large walk in shower with glass screen, WC, vanity basin, LED lighting, towel rail radiator, vinyl flooring and uPVC window to the rear elevation.

External

To the front there is a beautiful garden with a mixture of flower beds and laid to lawn. There is also a long driveway creating ample off road parking. There rear garden is well established, with a mixture

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of flowers and laid to lawn, patio area ideal for alfresco dining and fencing around the perimeter.





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Tenure

Believed to be, 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- <u>www.voa.gov.uk/cti</u>

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 MORTAGE OR OTHER LOAN SECURED ON IT.

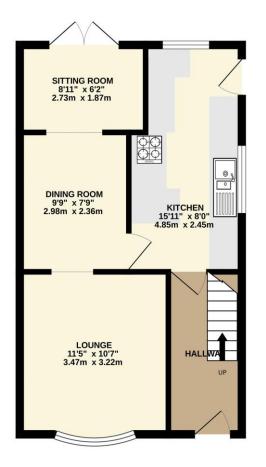


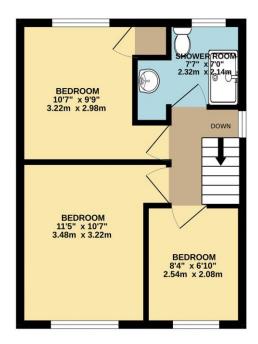






GROUND FLOOR 433 sq.ft. (40.2 sq.m.) approx.





TOTAL FLOOR AREA : 767 sq.ft. (71.3 sq.m.) approx.

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DISCLAIMER - IMPORTANT NOTICE REGARDING SALES PARTICULARS Although we have taken great care to insure the accuracy of the information contained in these particulars, we specifically deny liability for any mistakes, omissions or errors and strongly advise that all proposed purchasers should satisfy themselves by inspection or otherwise, as to their correctness, prior to entering into any commitment to purchase. In particular any information provided in respect of tenure, council tax, rateable values etc has been given in good faith and whilst believed to be correct, may be subject to amendment. Any references to the condition, use or appearance of the property are made for guidance only, and no warranties are given or implied by this information. It is not Crofts policy to check the position with regards to any planning permission or building regulation matters and as such all interested parties are advised to make their own enquires, in order to ensure that any necessary consents have been obtained. All measurements are approximate and are for guidance only and cannot be relied upon. Measurements are taken from wall to wall unless otherwise stated, with the metric conversion shown in brackets. Any plans or maps contained are for dentification purpose only, and are not for any other use but guidance & illustration. Crofts have not tested any apparatus, equipment, fixtures, fittings or services including central heating systems and cannot therefore verify that they are in working order, or fit or their intended purpose. These details do not form any part of any contract, and unless pecifically stated otherwise, furnishings and contents are on included within this stele.