



56 Clyfton Crescent
Immingham
DN40 2BT

Offers in the Region Of
£260,000

Being sold with NO FORWARD CHAIN is this well presented four/five bed detached family home found within the popular port town of Immingham. Ideally suited to a family, this versatile home boasts spacious living throughout, large driveway and occupies a good size plot. Nearby and within walking distance you will find a wide range of local amenities including shops, pubs and leisure centre. There is also good schools for children of all ages and excellent road links with easy access to the A180. Heading into this delightful home will reveal the porch, entrance hallway, open plan lounge-diner, kitchen, WC and conservatory. To the first floor there is the family bathroom and four bedrooms, with the spacious master bedroom benefitting from a dressing room which was once the fifth bedroom. Externally there are well manicured gardens to the front and rear, a large driveway providing ample off road parking and an integral garage.

Address : 21 Kennedy Way, Immingham, DN40 2AB
Email : immingham@croftsestateagents.co.uk
Website : www.croftsestateagents.co.uk

OFFICE HOURS

Mon to Fri 9am to 5.30pm (Tuesday opening 9.30am)
Saturday 9am to 3pm
Sunday 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/Diner

12' 5" x 25' 9" (3.78m x 7.84m)

This rather large open planned lounge-diner provides a great size reception for for dining, relaxing or entertaining. The room comprises of carpeted flooring, radiator, neutral decor, coving and uPVC window to the front elevation.

Kitchen

9' 3" x 14' 11" (2.82m x 4.54m)

Benefitting from a range of base and wall mounted units with integral oven, gas hob with extractor above and one and a half sink with drainer. There is also vinyl flooring, radiator, tiled splashback and uPVC window to the rear elevation.

Conservatory

13' 11" x 17' 2" (4.24m x 5.23m)

This spacious conservatory boasts uPVC windows all round, tiled flooring, power and lighting and French doors which open out to the delightful rear garden.

Bedroom 1

12' 1" x 12' 10" (3.68m x 3.91m)

Bedroom one briefly comprises of carpeted flooring, radiator, dressing room, two radiators, built in wardrobes and two uPVC windows to the front elevation.

Bedroom 2

11' 8" x 12' 0" (3.55m x 3.65m)

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

Bedroom 3

8' 0" x 15' 7" (2.44m x 4.75m)

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

Bedroom-4

8' 0" x 8' 11" (2.44m x 2.72m)

Bedroom four briefly comprises of carpeted flooring, radiator and uPVC window to the side elevation.

Bedroom 5/Dressing Room

8' 4" x 8' 5" (2.54m x 2.56m)

Currently occupied as a dressing room to the master bedroom, room provides a great space for wardrobes and a dressing table. The room, which was once a fifth bedroom, can easily be converted back if required, with the original door still in place.

Bathroom

5' 0" x 8' 11" (1.52m x 2.72m)

Benefitting from a bath, shower cubical, WC, basin, vinyl flooring, radiator and two uPVC windows to the rear elevation.

Externally

To the front there is a raised lawn with brick wall and ample off road parking with a large concrete driveway. The integral single garage is a good size and benefits from power, lighting and electric roller door. The rear garden is private and well maintained with fencing around the perimeter, flower bed, laid to lawn and shed.



OFFICE HOURS

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 C: 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

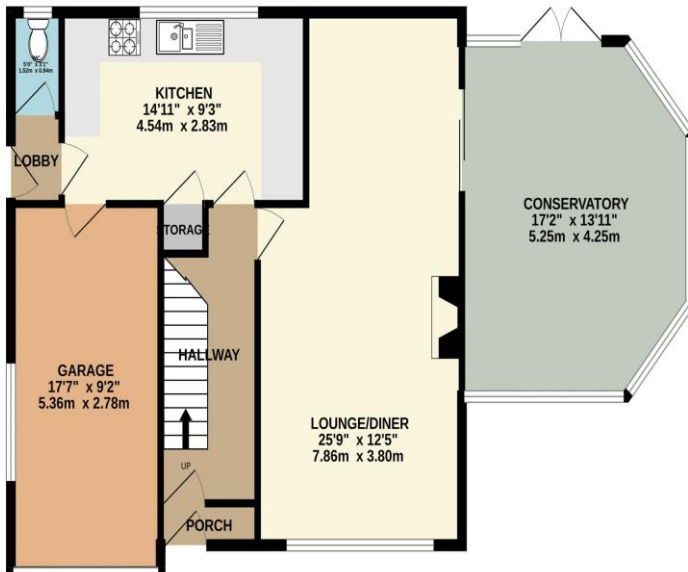
With access to a range of mortgage products, Crofts Estate Agents Immingham in connection with Forge Financial Solutions Ltd will help you find the best mortgage to suit your needs. Forge Financial Solutions Ltd will act on your behalf in advising you on mortgages and other financial matters.

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

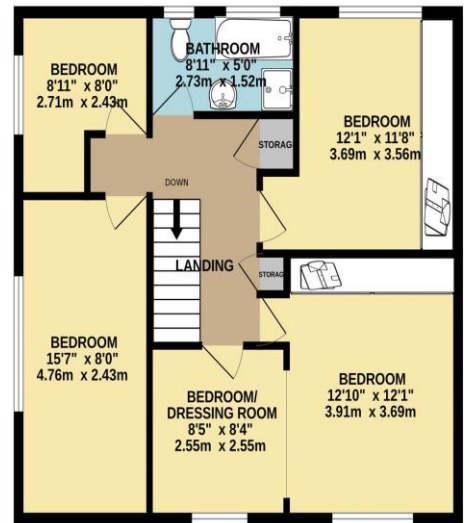




GROUND FLOOR
934 sq.ft. (86.8 sq.m.) approx.



1ST FLOOR
657 sq.ft. (61.1 sq.m.) approx.



TOTAL FLOOR AREA: 1591 sq.ft. (147.8 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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