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IMMINGHAM

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



Jepela Townside East
Halton
Immingham
DN40 3PS

Offers in the Region Of
£181,300

Coming to the market and being sold with NO FORWARD CHAIN is this charming three bed detached house, situated in the village of East Halton. Dating back to 1843, this property offers a mixture of traditional and modern features throughout, garden room to the rear, which is ideal for entertaining guests and is only a short drive from the A180, Humber Bridge and Immingham. Heading into the accommodation will reveal the lounge, dining room, kitchen, utility and WC. To the first floor there are three good size bedrooms, all being doubles and a modern four piece bathroom suite. Outside and to the rear there is a delightful size garden which is low maintenance and offers a great space to relax or enjoy alfresco dining during the summer months. The property also benefits from a large outbuilding with power and lighting and a garden room attached to the side.

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

12' 3" x 13' 9" (3.73m x 4.19m)

This well proportioned living room offers a great space to unwind after a long day. The room consists of carpeted flooring, coal fire, radiator and uPVC window to the front elevation.

Dining Room

12' 3" x 13' 7" (3.73m x 4.14m)

Benefitting from laminate flooring, modern decor with a traditional twist, panelled feature wall, coving and column radiator.

Kitchen

8' 9" x 18' 9" (2.66m x 5.71m)

This traditional kitchen benefits from both base and wall mounted units with range style cooker, sink with drainer, radiator, laminate flooring, tiled splash back and uPVC door to the rear.

Bedroom 1

12' 1" x 13' 7" (3.68m x 4.14m)

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

Bedroom 2

12' 1" x 13' 9" (3.68m x 4.19m)

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

Bedroom 3

8' 11" x 11' 3" (2.72m x 3.43m)

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

Bathroom

8' 6" x 8' 11" (2.59m x 2.72m)

This modern four piece bathroom suite boasts a walk in shower with glass screen, corner bath, WC, basin, vinyl flooring, radiator and uPVC window to the rear elevation.

Outside

The rear garden is a lovely size with artificial grass, decking area and patio with pergola creating the ideal space to entertain or relax. There is also an outbuilding which provides plenty of storage space and a delightful garden room which can be used all year round.

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 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.

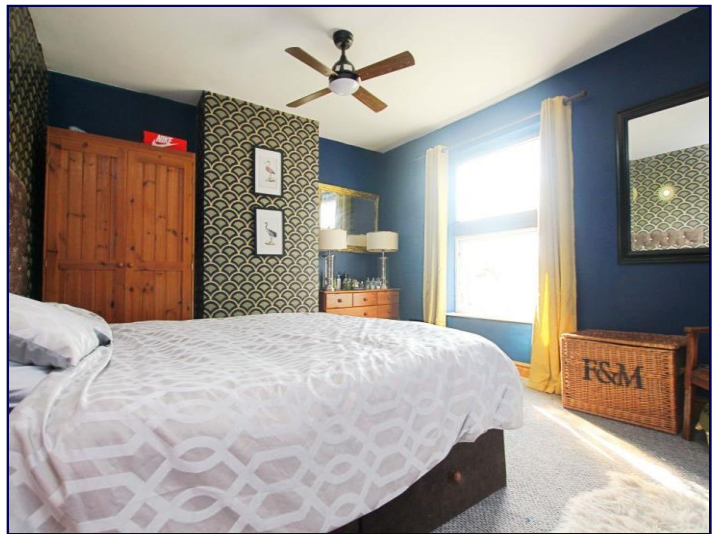
Property Management

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.

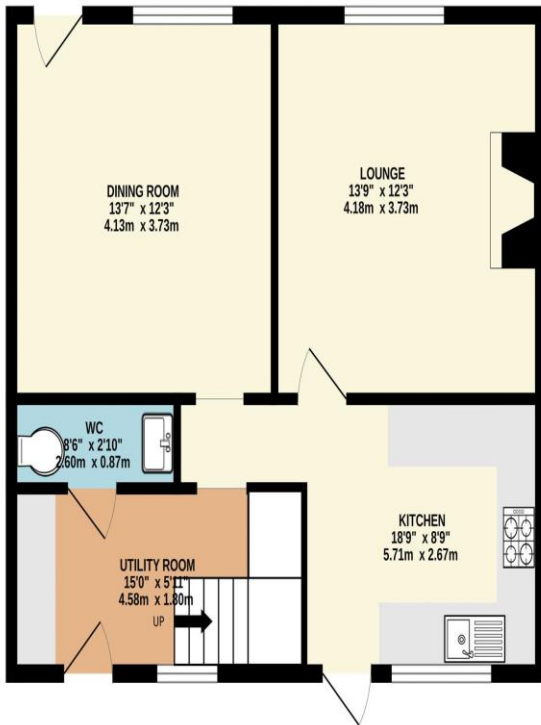
STATUTORY NOTICE: YOUR HOMES IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.



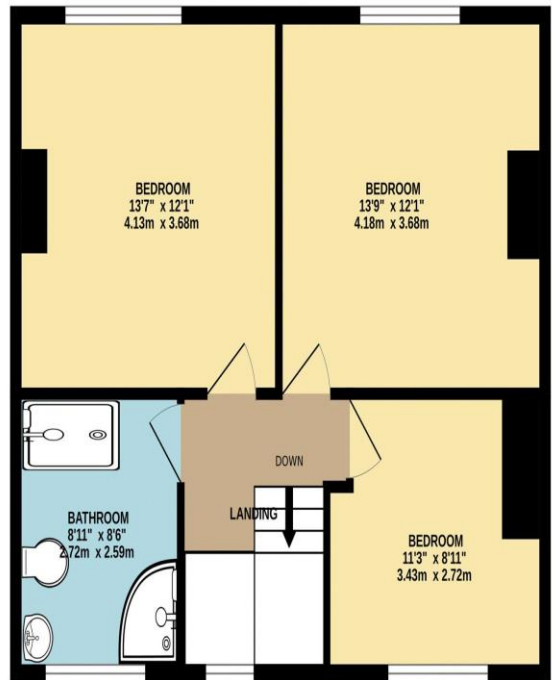




GROUND FLOOR
563 sq.ft. (52.3 sq.m.) approx.

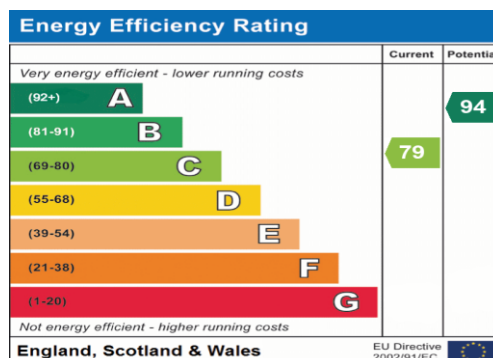


1ST FLOOR
554 sq.ft. (51.4 sq.m.) approx.



TOTAL FLOOR AREA: 1116 sq.ft. (103.7 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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