



Harlech Walk
Immingham
Immingham
DN40 1HJ

£92,500

Being sold with NO FORWARD CHAIN, is this four bed end terrace house, situated in the popular port town of Immingham. Occupying a corner plot, this deceptively spacious home is ideally suited to either first time buyers or buy to let investors, with the property expected to generate a potential rental income of £600PCM. Heading inside the property will reveal the spacious lounge, kitchen-diner and WC. To the first floor there is four bedrooms, two being doubles and a family bathroom suite. Outside there is a large front garden with low maintenance rear garden with gated access to the the communal car park.



Lounge

10' 5" x 21' 4" (3.17m x 6.50m)

This spacious living room benefits from laminate flooring, two radiators, neutral decor with feature wall and dual aspect uPVC windows

Kitchen

13' 8" x 21' 4" (4.16m x 6.50m)

Benefitting from base and wall mounted units, sink with drainer, freestanding oven with hob, floor tiles and uPVC window to the front.

Bedroom 1

11' 9" x 12' 4" (3.58m x 3.76m)

Bedroom one briefly comprises of laminate flooring, neutral decor with feature wall, radiator and uPVC window to the rear elevation.

Bedroom 2

10' 5" x 11' 9" (3.17m x 3.58m)

Bedroom two briefly comprises of laminate flooring, neutral decor with feature wall, radiator and uPVC window to the rear elevation.

Bedroom 3

7' 2" x 9' 7" (2.18m x 2.92m)

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

Bedroom 4

9' 6" x 9' 7" (2.89m x 2.92m)

Bedroom four briefly comprises of laminate flooring, radiator and uPVC window to the rear elevation.

Bathroom

5' 10" x 6' 0" (1.78m x 1.83m)

The family bathroom benefits from a bath, WC, basin, tiled flooring and walls, radiator and uPVC window to the rear elevation.

Externally

Outside there is a large front garden with low maintenance rear garden with gated access to the the communal car park.

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.

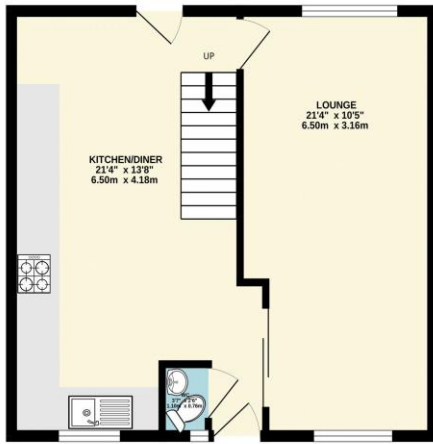
Mortgage and Financial Advice

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.

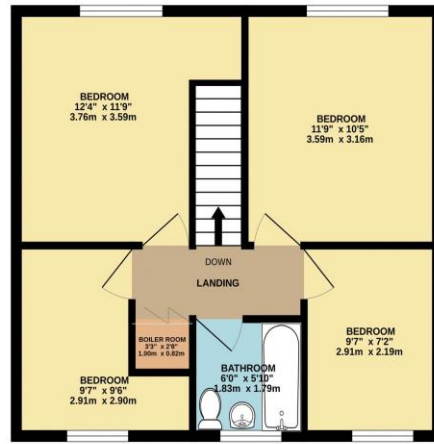
STATUTORY NOTICE: YOUR HOMES IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.



GROUND FLOOR
484 sq.ft. (45.0 sq.m.) approx.



1ST FLOOR
484 sq.ft. (45.0 sq.m.) approx.



TOTAL FLOOR AREA : 968 sq.ft. (89.9 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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