



CROFTS ESTATE AGENTS

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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


CROFTS
ESTATE AGENTS



**Buddleia Close
Healing
Grimsby
DN41 7JH**

**Offers in the Region Of
£239,000**

Coming to the market and being sold with NO FORWARD CHAIN is this three bed detached house, located in the popular village of Healing. Located within this highly regarded village, this deceptively spacious property offers great school catchments, a selection of local amenities and is only a short drive from Grimsby, Immingham. Also within a short commute is Habrough Train Station, Humberside Airport and the A180. Internal viewing is a must and doing so will reveal the entrance porch, lounge, kitchen, dining room and WC. Heading to the first floor you will find three bedrooms with en-suite to the master and family bathroom. Externally, there is off road parking to the front with integral garage and a generous size rear garden.

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



Lounge

11' 4" x 16' 5" (3.45m x 5.00m)

This spacious living room, which is found at the front of the property, comprises of carpeted flooring, radiator, coving and uPVC window.

Dining Room

7' 3" x 9' 4" (2.21m x 2.84m)

Adjacent to the kitchen, this room benefits from laminate flooring, radiator, coving and sliding aluminium framed door, which provides access to the rear garden.

Kitchen

7' 3" x 9' 6" (2.21m x 2.89m)

The kitchen benefits from base and wall mounted units, integral oven with hob above, sink with drainer, laminate flooring, radiator and uPVC window to the rear elevation.

Bedroom 1

9' 8" x 13' 6" (2.94m x 4.11m)

Bedroom one briefly comprises of carpeted flooring, radiator, fitted wardrobe, en-suite and uPVC window to the rear elevation.

En-suite

5' 4" x 6' 0" (1.62m x 1.83m)

Benefitting from shower cubical, basin, WC, tiled floor, radiator and uPVC window to the side elevation.

Bedroom 2

10' 2" x 10' 10" (3.10m x 3.30m)

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

Bedroom 3

8' 0" x 8' 9" (2.44m x 2.66m)

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

Bathroom

5' 4" x 7' 3" (1.62m x 2.21m)

Benefitting from a bath, WC, basin, radiator, tiled flooring and uPVC window to the rear elevation.

Externally

Externally, there is off road parking to the front with integral garage and a generous size rear garden.

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 D: 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.

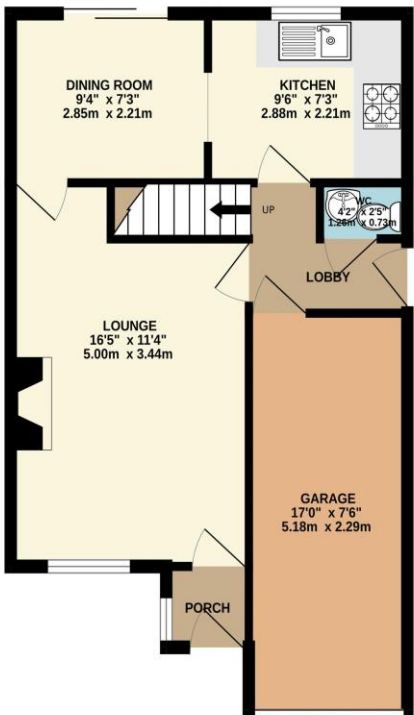
Mortgage and Financial Advice

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.

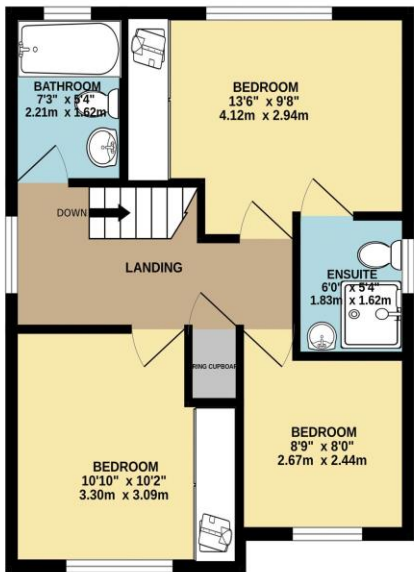
STATUTORY NOTICE: YOUR HOMES IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.



GROUND FLOOR
499 sq.ft. (46.3 sq.m.) approx.



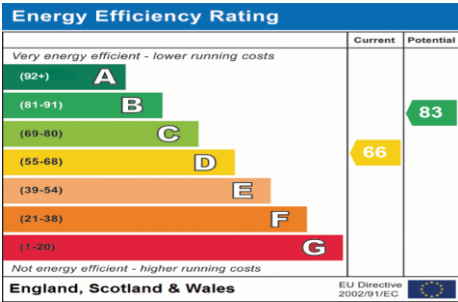
1ST FLOOR
434 sq.ft. (40.4 sq.m.) approx.



TOTAL FLOOR AREA : 933 sq.ft. (86.7 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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