



CROFTS ESTATE AGENTS

PASSIONATE ABOUT PROPERTY

IMMINGHAM

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



Bluestone Lane

Immingham
DN40 2DX

Offers in the Region Of
£92,500

Being sold with NO FORWARD CHAIN is this two bed mid terrace house, situated within the popular port town of Immingham. The property which is priced to sell, comes to the market with viewings highly recommended and creates a fantastic first time purchase or buy to let investment with the property offering a potential monthly rental income of £625. Nearby and within walking distance there is good schools for children of all ages, a range of shops, pubs/takeaways and public transport. Heading inside the accommodation will reveal the entrance hallway, lounge and kitchen. To the first floor you will find two bedrooms and a large three piece bathroom suite. Externally there is gardens to the front and rear with a right of way access for taking the bins out etc.

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

12' 2" x 15' 7" (3.71m x 4.75m)

Benefitting from carpeted flooring, radiator, modern decor and uPVC window to the front elevation.

Kitchen/Diner

9' 7" x 15' 7" (2.92m x 4.75m)

The spacious kitchen-diner benefits from a selection of base and wall mounted units, integral oven with hob and extractor above, plumbing for a washing machine, sink with drainer, vinyl flooring and uPVC window to the rear elevation.

Bedroom 1

10' 7" x 15' 7" (3.22m x 4.75m)

Bedroom one briefly comprises of carpeted flooring, radiator, built in storage cupboard, coving and uPVC window to the front elevation.

Bedroom 2

9' 0" x 9' 7" (2.74m x 2.92m)

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

Bathroom

6' 6" x 9' 6" (1.98m x 2.89m)

Benefitting from bath with shower above, WC, basin, vinyl flooring and uPVC window to the rear.

Externally

Externally there is gardens to the front and rear with a right of way access for taking the bins out etc.

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.

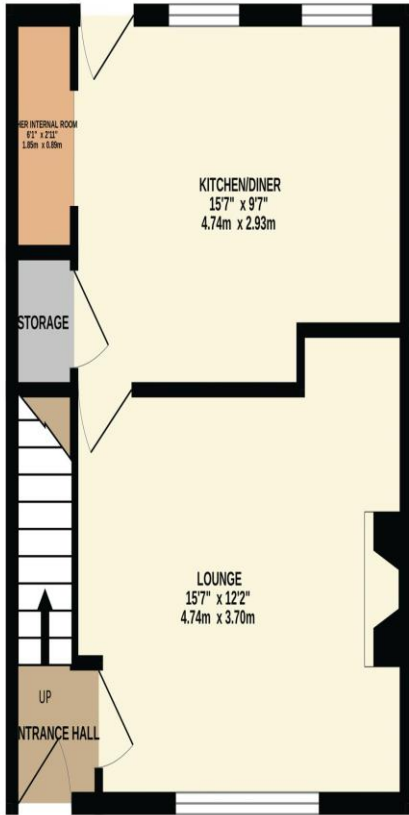
Mortgage and Financial Advice

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.

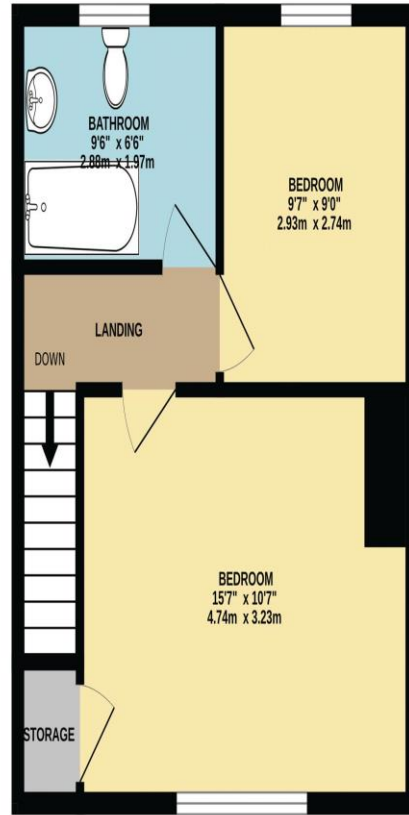
STATUTORY NOTICE: YOUR HOMES IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.



GROUND FLOOR
366 sq.ft. (34.0 sq.m.) approx.



1ST FLOOR
365 sq.ft. (34.0 sq.m.) approx.



TOTAL FLOOR AREA: 732 sq.ft. (68.0 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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