



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



**Brocklesby Avenue
Immingham
Immingham
DN40 2AT**

**Offers in the Region Of
£160,000**

Being sold with NO FORWARD CHAIN is this stylish three bed semi detached house, situated within the modern Habrough Fields development, on the fringes of Immingham. Ideally suited to a first time buyer, this property comes with viewings highly recommended with the home boasting modern kitchen-diner, off road parking and a range of local amenities only a short drive away. There is also good schools for children of all ages, excellent road links with easy access to the A180, Humberside Airport and Habrough Train Station. Internal viewing will reveal the entrance hallway, lounge, kitchen-diner, utility and WC. Heading to the first floor you will find three bedrooms, two being doubles and a modern three piece family bathroom suite. Outside you will find generous size gardens to the front and rear, with off road parking 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 9am to 5.30pm (Tuesday opening 9.30am)
Saturday 9am to 3pm
Sunday Closed



Lounge

11' 8" x 15' 1" (3.55m x 4.59m)

Benefitting from laminate flooring, neutral decor, radiator, coving and uPVC bay window to the front.

Kitchen/Diner

11' 2" x 13' 2" (3.40m x 4.01m)

Found at the rear of the property is the spacious kitchen-diner offering a range of base and wall mounted units, integral oven with hob and extractor above, LED lighting, one and a half sink with drainer, dual aspect uPVC windows and uPVC door to the rear.

WC

3' 0" x 6' 3" (0.91m x 1.90m)

Utility room

3' 9" x 6' 11" (1.14m x 2.11m)

Benefitting from plumbing for a washing machine and dryer, tiled flooring, radiator, neutral decor and uPVC window to the rear elevation.

Bedroom 1

10' 11" x 14' 2" (3.32m x 4.31m)

Bedroom one briefly comprises of laminate flooring, radiator, neutral decor and two uPVC windows to the front elevation.

Bedroom 2

8' 0" x 11' 4" (2.44m x 3.45m)

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

Bedroom 3

6' 2" x 7' 10" (1.88m x 2.39m)

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

Bathroom

4' 10" x 8' 0" (1.47m x 2.44m)

The family bathroom benefits from a bath with shower above, WC, basin, towel rail radiator, LED lighting and uPVC window to the side elevation.

Externally

Outside you will find generous size gardens to the front and rear, with off road parking to the side.

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 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.

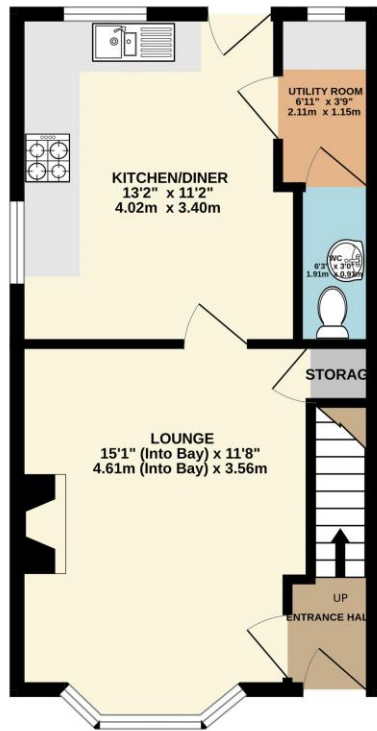
Mortgage and Financial Advice

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.

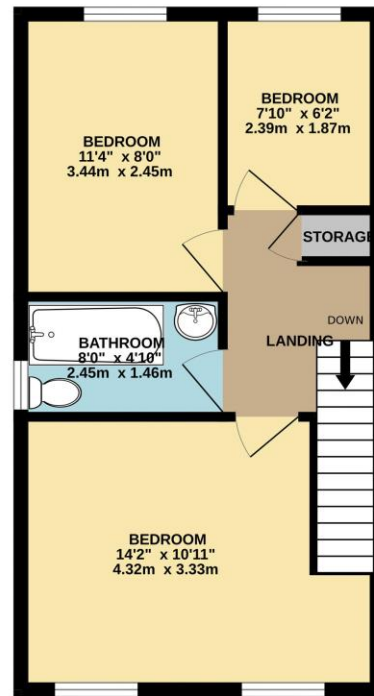
STATUTORY NOTICE: YOUR HOMES IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.



GROUND FLOOR
383 sq.ft. (35.6 sq.m.) approx.

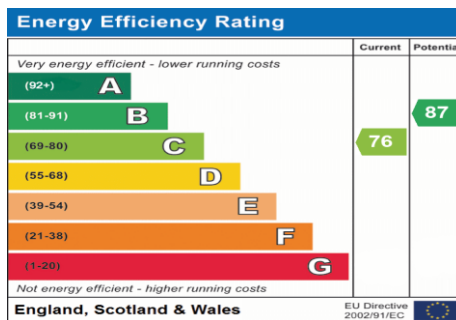


1ST FLOOR
383 sq.ft. (35.5 sq.m.) approx.



TOTAL FLOOR AREA: 766 sq.ft. (71.1 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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