



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



Anglesey Drive

Immingham
DN40 1RE

Auction Guide Price £150,000

Situated in a desirable part of Immingham and being sold with NO FORWARD CHAIN is this three bed detached house. Spacious throughout, this delightful home offers plenty of potential with scope to further extend to the rear, subject to survey and planning permission. Position wise, the home is within walking distance to a wide range of shops, pubs and takeaways and schools for children of all ages. Only a short drive away is Habrough Train Station, Humberside Airport and the A180. Heading into the property will reveal the large and inviting entrance hallway, WC, open plan lounge diner, kitchen and conservatory. To the first floor there is three good size bedrooms, all doubles and a modern shower suite. Externally there is generous size gardens to the front and rear, along with off road parking and integral garage.

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/Diner

11' 6" x 23' 10" (3.50m x 7.26m)

Open planned, this spacious lounge diner benefits from carpeted flooring, radiator, coving, bay window and sliding doors to the rear.

Kitchen

9' 4" x 13' 0" (2.84m x 3.96m)

Benefitting from base and wall mounted units, integral oven with hob and extractor above, radiator, vinyl flooring, one and a half sink and dual aspect uPVC windows.

Conservatory

8' 5" x 9' 8" (2.56m x 2.94m)

Located at the rear, this room comprises of vinyl flooring, cladded ceiling and sliding doors to one side with French doors to the other.

Bedroom 1

9' 3" x 11' 3" (2.82m x 3.43m)

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

Bedroom 2

8' 8" x 10' 11" (2.64m x 3.32m)

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

Bedroom 3

8' 8" x 11' 0" (2.64m x 3.35m)

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

Shower Room

5' 6" x 7' 8" (1.68m x 2.34m)

This modern shower room boasts a walk in shower, WC, vanity basin, radiator, vinyl flooring and uPVC window to the side elevation.

Externally

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

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 C: 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.

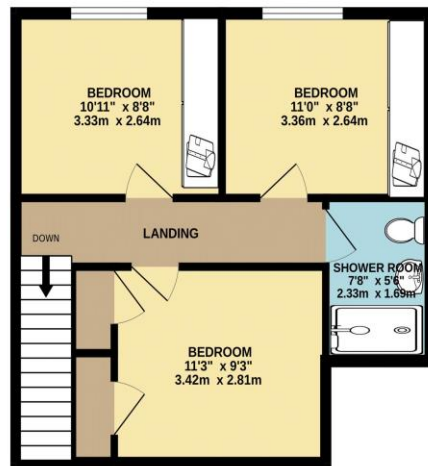
STATUTORY NOTICE: YOUR HOMES IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.



GROUND FLOOR
612 sq.ft. (56.8 sq.m.) approx.



1ST FLOOR
437 sq.ft. (40.6 sq.m.) approx.



TOTAL FLOOR AREA : 1049 sq.ft. (97.5 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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