



CROFTS ESTATE AGENTS

PASSIONATE ABOUT PROPERTY

IMMINGHAM

01469 564294

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



18 Carver Road
Immingham
DN40 1DS

Offers in the Region Of
£144,000

Crofts Estate Agents are delighted to present to the market this extended four bed semi-detached house, situated in the popular port town of Immingham. This well positioned home is within close proximity to a range of local amenities, good schools for children of all ages and is only a short drive to the A180, Grimsby and Habrough Train Station. Internal viewing will reveal the entrance hallway, lounge with open plan conservatory, kitchen diner and study. To the first floor, there are four bedrooms, three being doubles and a family bathroom. Externally there are gardens to the front and rear with the added benefit of off road parking to the front. Ideally suited to first time this property is a must see

Address : 21 Kennedy Way, Immingham, DN40 2AB
Email : immingham@croftsestateagents.co.uk
Website : www.croftsestateagents.co.uk

OFFICE HOURS

Mon to Fri
Saturday
Sunday

9am to 5.30pm (Tuesday opening 9.30am)
9am to 3pm
Closed



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Lounge

13' 1" x 20' 6" (3.98m x 6.24m)

Prior to the property being extended, the living room would of served as a dual purpose room, acting as a lounge/diner. More recently, this large room provides plenty of space to be used solely as a lounge or potentially split into two rooms. The room briefly comprises of carpeted flooring, uPVC bay window to the front elevation, gas fire place, coving to the ceiling and a radiator.

Conservatory

7' 6" x 7' 9" (2.28m x 2.36m)

Located at the rear of the property is this well proportioned open plan conservatory, which leads off of the lounge. Briefly comprising of laminate flooring and uPVC french doors to the side.

Kitchen/Diner

8' 6" x 16' 11" (2.59m x 5.15m)

Benefiting from the property being extended to the side elevation is this generously sized kitchen/diner. Comprising of tiled flooring, 1 and a half sink with draining board, uPVC window to the rear elevation and uPVC rear door. There is also space for a washer, dryer and under counter fridge freezer. Another handy storage feature is an under stairs cupboard, which could be used as a pantry cupboard.

Study

6' 11" x 12' 1" (2.11m x 3.68m)

An additional room which was created when the current owners extended the property is the study/office. Located to the side of the property, this room briefly comprises of carpeted flooring, neutral decor, uPVC window to the front elevation and a radiator.

Bedroom 1

11' 4" x 11' 7" (3.45m x 3.53m)

The master bedroom consists of carpeted flooring, neutral decor, uPVC window to the front elevation, coving to the ceiling and a radiator.

Bedroom 2

8' 11" x 11' 4" (2.72m x 3.45m)

Bedroom two consists of carpeted flooring, feature wall, uPVC window to the rear elevation and a radiator.

Bedroom-3

6' 8" x 17' 7" (2.03m x 5.36m)

Bedroom three, which is another double, is located at the side of the property. The room briefly comprises of carpeted flooring, modern decor, radiator and a uPVC window to the front elevation.

Bedroom 4

7' 7" x 8' 1" (2.31m x 2.46m)

Bedroom four briefly comprises of carpeted flooring, radiator, uPVC window to the front elevation and coving to the ceiling

Bathroom

5' 2" x 7' 7" (1.57m x 2.31m)

The family bathroom consists of a bath with overhead shower, WC and wash basin. There is also vinyl flooring, part tiled walls and a uPVC window to the rear elevation.

Externally

The rear of the property is generously sized and provides and a low maintenance garden. There is artificial grass, fencing to the side and a flower bed to the rear. In addition there is also a detached garage with power and lighting.



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 and 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

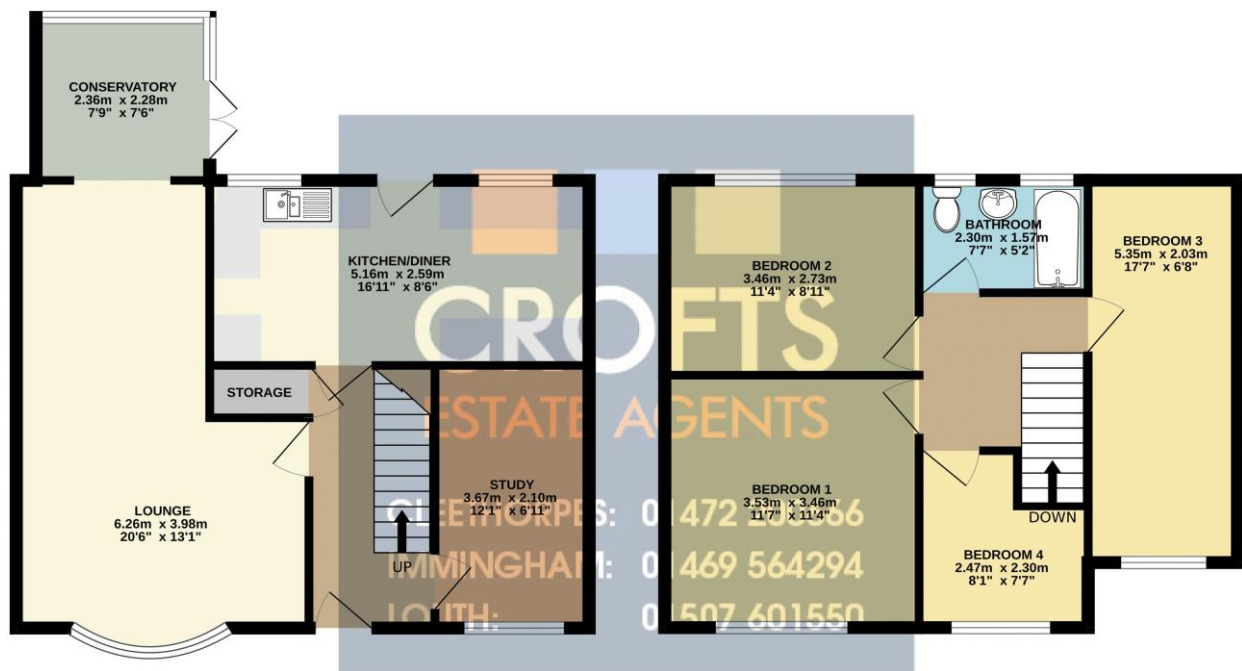
We offer a full property management service, offering full and comprehensive credit and referencing checks detailed photographic inventories and regular property inspections to name just a few of our services.

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.

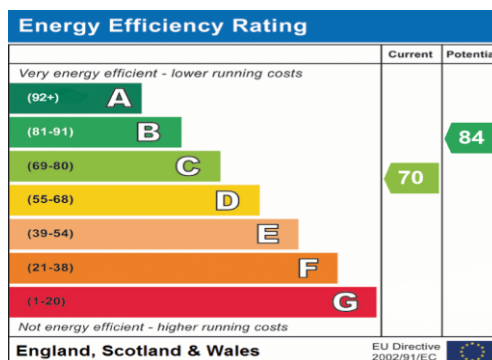




TOTAL FLOOR AREA : 101.5 sq.m. (1093 sq.ft.) approx.

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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