



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



Woodlands Avenue
Immingham
DN40 2LW

Offers in the Region Of
£142,500

Being sold with NO FORWARD CHAIN is this deceptively spacious and well presented semi detached bungalow, situated within the popular port town of Immingham. The home is perfectly positioned with a variety of shops and other local amenities all within walking distance. The town also offers local bus routes, good schools for children of all ages and is only a short drive from the A180 and Habrough Train Station. Internal viewing will reveal the entrance hallway, lounge, kitchen, conservatory, two bedrooms and modern shower suite. Externally there is a resin driveway creating ample off road parking with single garage towards the rear. Both the front and rear gardens are low maintenance and generously sized.

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

9' 10" x 15' 4" (2.99m x 4.67m)

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

Kitchen

6' 5" x 9' 4" (1.95m x 2.84m)

Offering a range of units, integral oven with hob and extractor above, sink with drainer, radiator, tiled flooring and uPVC window to the front elevation.

Conservatory

7' 7" x 14' 0" (2.31m x 4.26m)

Bedroom 1

9' 10" x 13' 6" (2.99m x 4.11m)

Bedroom one comprises of laminate flooring, radiator, coving and uPVC window to the rear elevation.

Bedroom 2

6' 5" x 9' 6" (1.95m x 2.89m)

Bedroom two comprises of laminate flooring, radiator, coving and uPVC window to the rear elevation. There is also a door which provides access to the conservatory.

Shower Room

6' 0" x 6' 5" (1.83m x 1.95m)

This modern shower suits comprises of corner shower, WC, basin, vinyl flooring, towel rail radiator and uPVC window to the side elevation.

Externally

Externally there is a resin driveway creating ample off road parking with single garage towards the rear. Both the front and rear gardens are low maintenance and generously sized.

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.

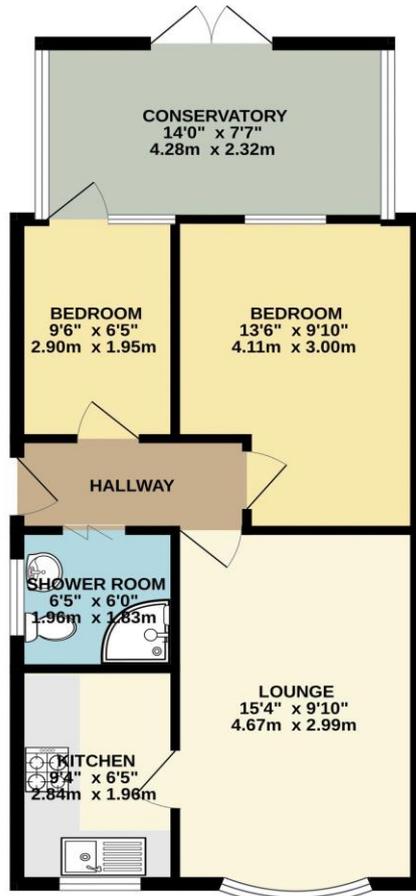
Mortgage and Financial Advice

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
577 sq.ft. (53.6 sq.m.) approx.



TOTAL FLOOR AREA : 577 sq.ft. (53.6 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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