



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



CROFTS
ESTATE AGENTS



Woodlands Avenue
Immingham
DN40 2JG

Offers in the Region Of
£175,000

Coming to the market and being sold with NO FORWARD CHAIN is this deceptively spacious three bed detached bungalow, situated in the increasingly popular town of Immingham. The property is excellently positioned with a range of shops, schools for children of all ages and pubs/takeaway, all within walking distance. There is also excellent road links with easy access to Grimsby, Habrough Train Station and the A180. Internal will reveal the entrance hallway, lounge, kitchen, three bedrooms, all being a good size and the shower room. Outside there is a long driveway which leads to the detached garage and well maintained gardens to the front and rear.

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' 0" x 14' 8" (3.35m x 4.47m)

Benefitting from tasteful decor, radiator and uPVC sliding door to the rear.

Kitchen

10' 7" x 11' 3" (3.22m x 3.43m)

Found at the rear of the property is the kitchen, which comprises of base and wall mounted units, sink with drainer, integral oven, hob with extractor above, integral fridge and freezer, tiled splash back and uPVC window to the rear elevation.

Bedroom 1

9' 7" x 11' 0" (2.92m x 3.35m)

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

Bedroom 2

9' 7" x 11' 3" (2.92m x 3.43m)

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

Bedroom 3

8' 7" x 8' 9" (2.61m x 2.66m)

Bedroom three briefly comprises of carpeted flooring, radiator, fitted wardrobes and uPVC bay window.

Shower Room

5' 8" x 7' 11" (1.73m x 2.41m)

The wet room consists of a shower, WC, vanity basin, tiled walls and uPVC window to the side elevation.

Externally

Occupying a generous size plot with well manicured gardens to the front and rear. The concrete driveway with brick boarder leads to a garage which benefits from power and lighting and a key operated electric door.

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.

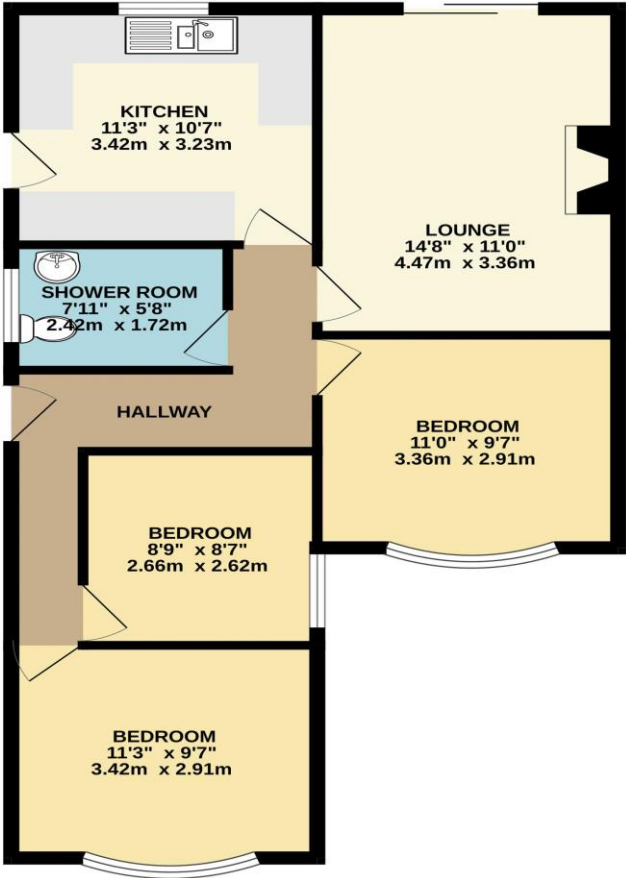
Mortgage and Financial Advice

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.

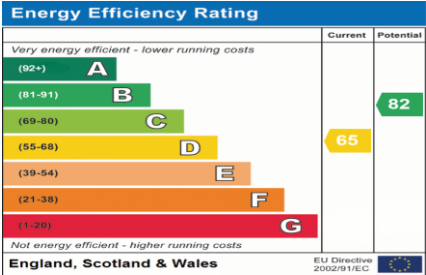
STATUTORY NOTICE: YOUR HOMES IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.



GROUND FLOOR
694 sq.ft. (64.4 sq.m.) approx.



TOTAL FLOOR AREA : 694 sq.ft. (64.4 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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