



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


CROFTS
ESTATE AGENTS



**35 Woodlands Avenue
Immingham
DN40 2JA**

**Offers in the Region Of
£189,950**

Beautifully presented throughout, this extended three bed semi detached house comes to the market with viewings highly recommended! Situated in the heart of the popular port town of Immingham, this delightful home boasts open plan kitchen-diner-living to the rear, a modern kitchen which was installed in 2023 and offers kerb appeal from the moment you arrive. Extended to the rear, this home benefits from being within walking distance to Immingham town centre, easy access to A180/M180 and good public transport links with Humberside Airport and Habrough Train Station nearby. Heading inside the accommodation will reveal the entrance hallway, spacious lounge-diner and extended, open plan kitchen-diner living area to the rear. To the first floor there are three bedrooms, two being doubles and a modern three piece shower suite. Externally there is ample off road parking with single 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
Saturday
Sunday

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



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Lounge/Diner

12' 2" x 20' 6" (3.71m x 6.24m)

This spacious reception room, which can be accessed from the hallway or kitchen-diner benefits from carpeted flooring, neutral decor, coving, gas fire place and bay window to the front.

Kitchen/Diner/living

19' 3" x 20' 1" (5.86m x 6.12m)

Upgraded in 2023, this stylish open plan kitchen-diner-living area boasts a range of base and wall mounted shaker units, Neff integrated appliances and an island with electrical sockets built in. The room also offers dual aspect uPVC windows, providing a light and airy feel, French doors to the rear, LED lighting and one and a half sink with drainer.

Bedroom 1

11' 4" x 11' 5" (3.45m x 3.48m)

Neutrally decorated, bedroom one briefly comprises of carpeted flooring, radiator, fitted wardrobes and uPVC window to the front elevation.

Bedroom 2

8' 9" x 11' 5" (2.66m x 3.48m)

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

Bedroom 3

7' 11" x 8' 4" (2.41m x 2.54m)

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

Shower Room

5' 0" x 7' 11" (1.52m x 2.41m)

This modern three piece shower suite boasts a walk in shower with glass screen, WC, vanity basin, LED lighting, dual aspect uPVC windows and towel rail radiator.

Externally

To the front there is a low maintenance garden with laid to lawn, concrete driveway with brick boarder and single garage to the rear. The rear garden is well manicured with laid to lawn, fencing around the perimeter and patio area.

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.

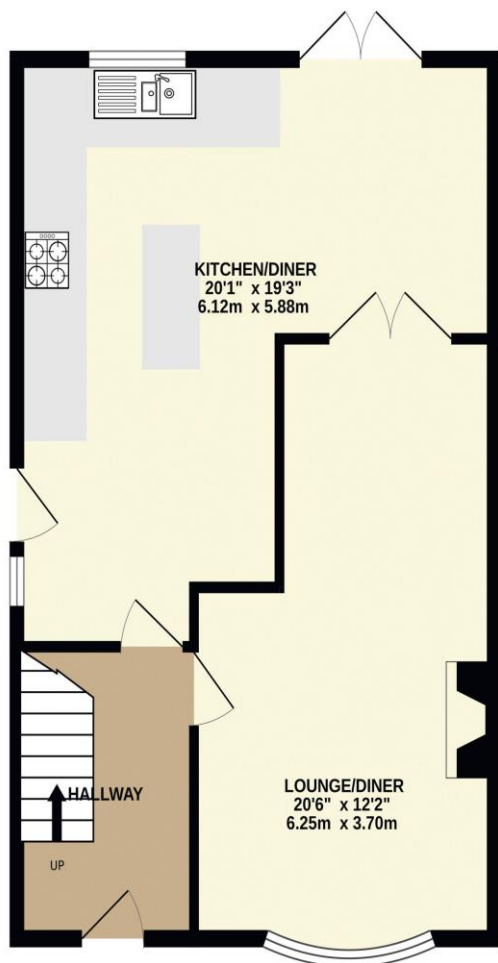
STATUTORY NOTICE: YOUR HOMES IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.



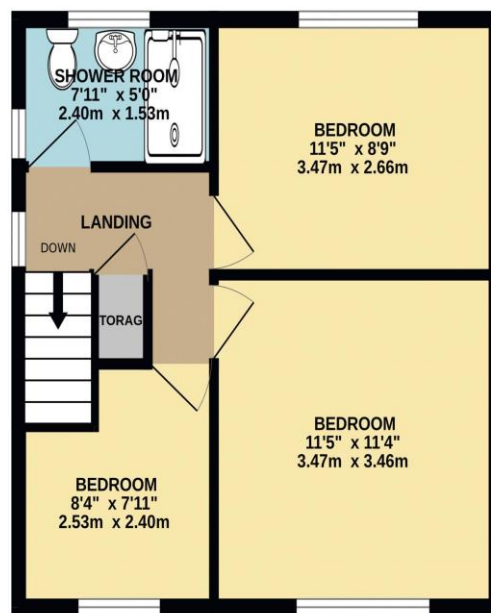




GROUND FLOOR
576 sq.ft. (53.5 sq.m.) approx.



1ST FLOOR
387 sq.ft. (35.9 sq.m.) approx.



TOTAL FLOOR AREA : 962 sq.ft. (89.4 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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