



# CROFTS ESTATE AGENTS

PASSIONATE ABOUT PROPERTY

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



**CROFTS**  
ESTATE AGENTS



54 Radcliffe Road  
Healing  
Grimsby  
DN41 7NL

£250,000

Location, Location, Location. Calling all investors. Being sold with NO FORWARD CHAIN is this three bedroom, three reception room detached bungalow, situated within the sought after village of Healing. Ideal for investors or buyers looking to put their own stamp on their home, this property is located within walking distance of good schools as well as excellent road links with easy access to the A180, train stations and Grimsby. The property briefly comprises of an entrance porch, spacious hallway, lounge, dining room, kitchen, conservatory, three bedrooms, a bathroom, separate W.C and integral garage. Outside there is a driveway providing ample off-road parking, a garden to the front elevation affording the property privacy and garden with patio to the rear.

Address  
Email  
Website

: 21 Kennedy Way, Immingham, DN40 2AB  
: [immingham@croftsestateagents.co.uk](mailto:immingham@croftsestateagents.co.uk)  
: [www.croftsestateagents.co.uk](http://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' 10" x 13' 9" (4.21m x 4.19m)

This room comprises of a fireplace, radiator, uPVC windows and a sliding door leading through to the dining room.

### Dining room

9' 0" x 11' 6" (2.74m x 3.50m)

Off the kitchen and the lounge the dining room comprises of radiator, wooden-framed, glazed door to the kitchen, sliding door to the lounge and sliding door with single glazed windows to the conservatory.

### Kitchen

9' 0" x 13' 11" (2.74m x 4.24m)

The kitchen benefits from base and wall units, uPVC windows, basin, space for a cooker, under counter fridge and washing machine, tiled-effect flooring, tiled walls and a storage cupboard, with access via a uPVC door to the rear.

### Conservatory

10' 2" x 10' 10" (3.10m x 3.30m)

The conservatory briefly comprises of uPVC sliding doors leading out onto the patio and rear garden and both metal and wooden framed windows.

### Master bedroom

11' 5" x 14' 3" (3.48m x 4.34m)

The master bedroom benefits from fitted, wood wardrobes and dressing table, radiator and uPVC windows.

### Bedroom 2

8' 0" x 12' 5" (2.44m x 3.78m)

Bedroom 2 briefly comprises of a built-in storage cupboard/wardrobe, uPVC windows and a radiator.

### Bedroom 3

9' 0" x 9' 0" (2.74m x 2.74m)

Bedroom 3 benefits from uPVC windows to the rear elevation and a radiator.

### Bathroom

5' 8" x 6' 0" (1.73m x 1.83m)

The bathroom briefly comprises of a bath with mixer tap and showerhead, half wall tiles to two walls and full wall tiles to two walls, basin and uPVC window.

### Cloakroom

5' 8" x 2' 10" (1.73m x 0.86m)

This room benefits from a basin with fitted vanity shelving, w.c, tile-effect wallpaper and uPVC window.

**Tenure**

Believed to be , 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 C: To confirm council tax banding for this property please view the website- [www.voa.gov.uk/cti](http://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](http://www.croftsestateagents.co.uk) seven days a week to arrange your free valuation.

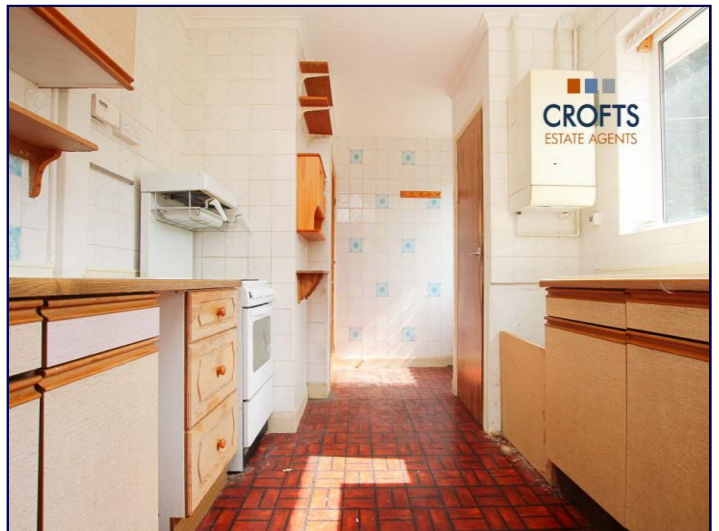
**Property Management**

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.

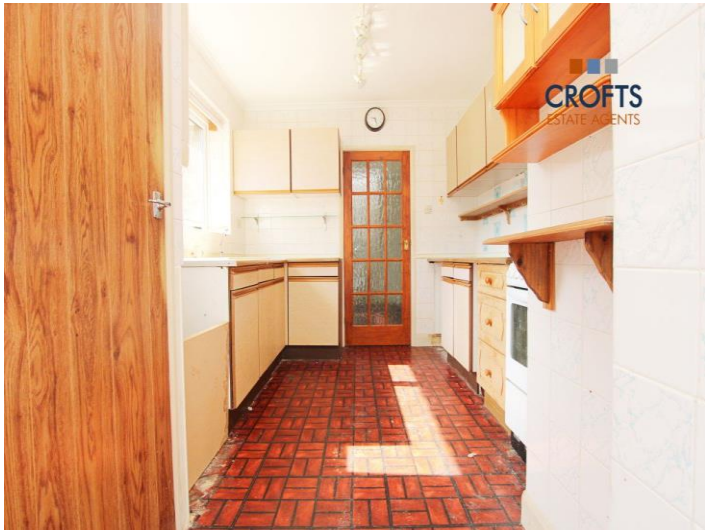
**Mortgage and Financial Advice**

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.**

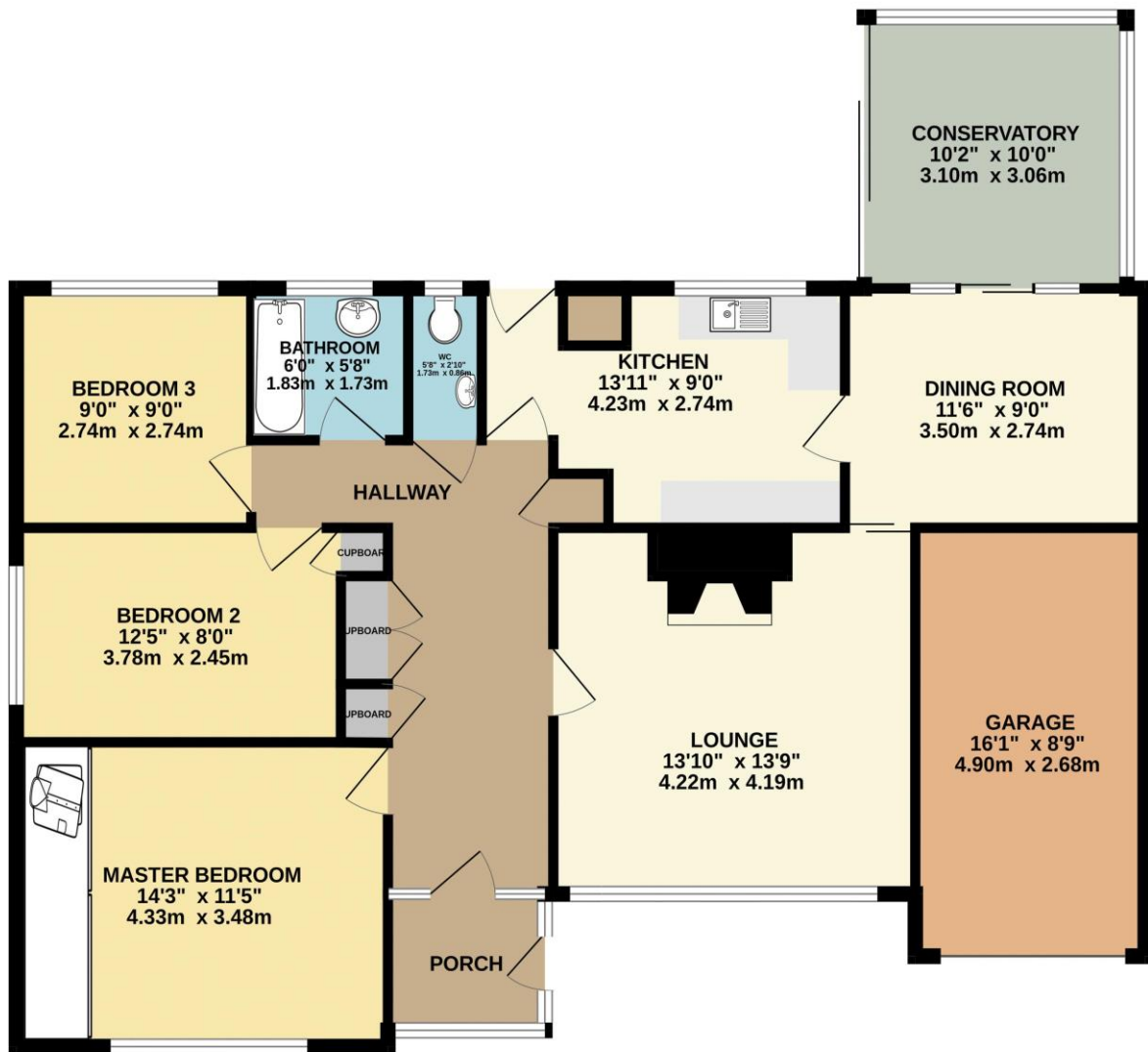








**GROUND FLOOR**  
1200 sq.ft. (111.5 sq.m.) approx.



TOTAL FLOOR AREA : 1200 sq.ft. (111.5 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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