



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



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**3 Birkdale Drive Immingham
Immingham
DN40 2LB**

**Offers in the Region Of
£168,000**

Being sold with NO FORWARD CHAIN is this spacious two bedroom detached bungalow, situated within the popular town of Immingham. Within walking distance to a range of shops and good schools for children of all ages, this property also benefits from excellent road links with easy access to the A180, Habrough Train Station and Grimsby. The property briefly comprises of an entrance hallway with storage cupboard, generously proportioned lounge, kitchen, two bedrooms, and a bathroom. Providing ample off-road parking and being low maintenance, outside to the front there is a driveway, bordered by gravel on either side leading to an integral garage. To the rear and with gated side access there is a garden and patio area with fencing and brickwalls around the perimeter.

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

17' 5" x 10' 11" (5.30m x 3.32m)

This spacious room benefits from wallpapered decor, wood-effect laminate flooring, radiator and uPVC double-glazed bay-style windows to the front elevation.

Kitchen

9' 8" x 8' 10" (2.94m x 2.69m)

The kitchen briefly comprises of wallpapered decor, vinyl flooring, splashback tiling, wooden base and wall units, radiator, 1.5 basin with draining board, four-ring gas hob and built-in oven, space and plumbing for a washing machine, uPVC double glazed window and door providing views and access to the rear elevation.

Master bedroom

12' 7" x 10' 11" (3.83m x 3.32m)

The spacious master bedroom benefits from wallpapered decor, carpeted flooring, radiator and uPVC double-glazed window to the rear elevation.

Bedroom 2

8' 10" x 8' 1" (2.69m x 2.46m)

Bedroom 2 briefly comprises of neutral decor, carpeted flooring, radiator and uPVC double-glazed window to the front elevation.

Bathroom

8' 8" x 5' 7" (2.64m x 1.70m)

The bathroom benefits from wallpapered decor, half-wall tiling, vinyl flooring, radiator, three-piece bathroom suite including W.C., hand basin and bath with over-bath shower and uPVC double-glazed window to the rear elevation.

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 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.

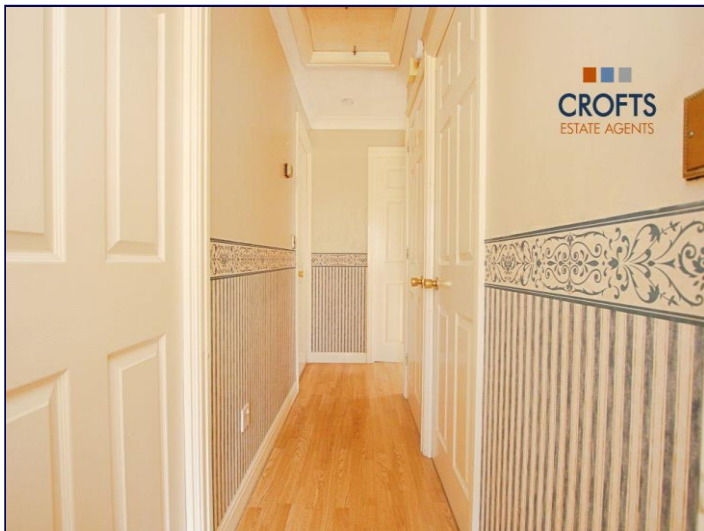
Property Management

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.

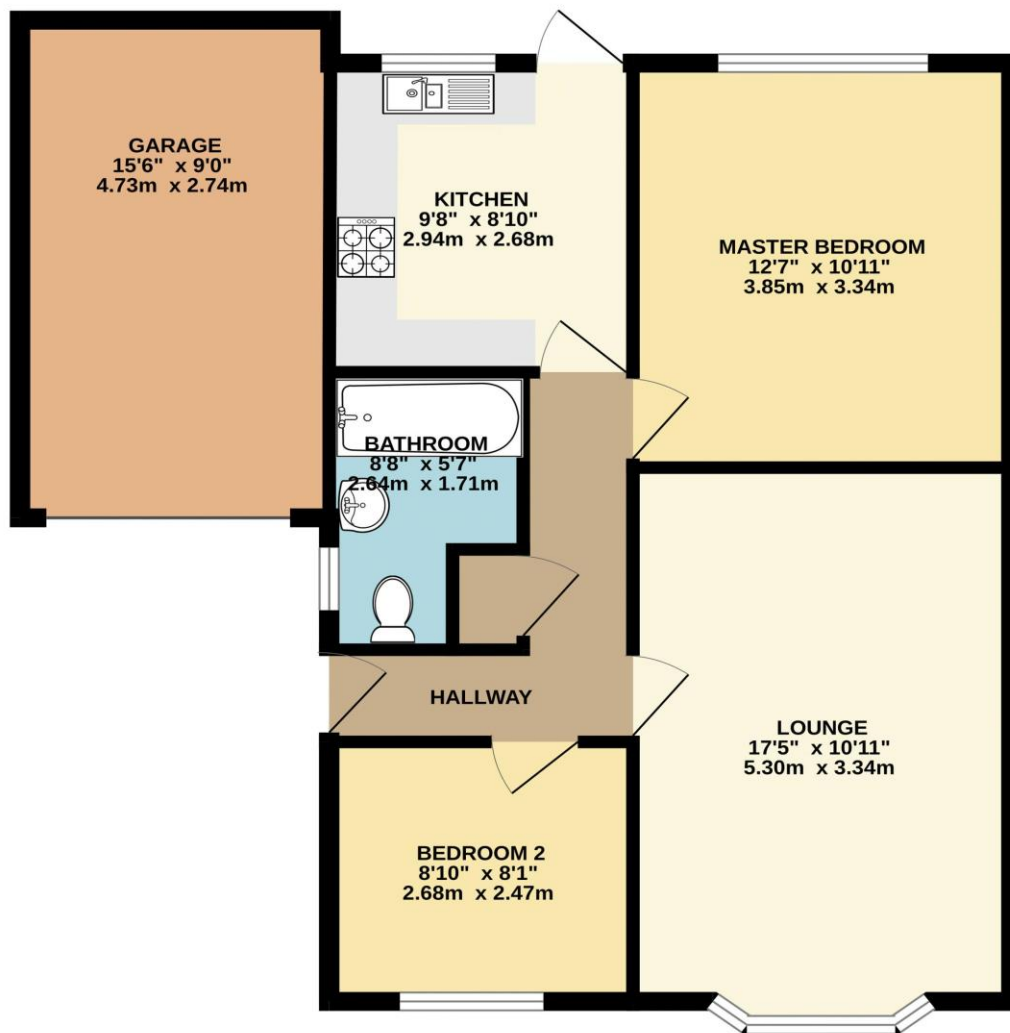
STATUTORY NOTICE: YOUR HOMES IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.







GROUND FLOOR
721 sq.ft. (67.0 sq.m.) approx.



TOTAL FLOOR AREA : 721 sq.ft. (67.0 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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