



West End Road
Habrough
Immingham
DN40 3AS

Auction Guide Price £120,000

Crofts Estate Agents are delighted to bring to the market and being sold with NO FORWARD CHAIN, this two bed semi detached house, found in the lovely village of Habrough. The property is well positioned, with the towns of Immingham and Grimsby only a short drive away, public transport and excellent road links. Heading into the accommodation will reveal the lounge, sitting room and large kitchen-diner with bi-fold doors. To the first floor there are two good size bedrooms with a large four piece family bathroom suite to the rear of the property. There is also a loft room, which can be accessed via the second bedrooms. Externally there is generously sized, low maintenance gardens to the front and rear.



Lounge

12' 5" x 13' 1" (3.78m x 3.98m)

Neutrally decorated, the lounge benefits from carpeted flooring, coal fire, radiator and walk in uPVC bay window.

Sitting Room

12' 2" x 12' 5" (3.71m x 3.78m)

Benefitting from tiled flooring with underfloor heating, neutral decor and dual aspect uPVC windows.

Kitchen/Diner

7' 11" x 21' 5" (2.41m x 6.52m)

Boasting tiled flooring with underfloor heating, this large kitchen benefits from base and wall mounted units with plumbing for a washing machine and space for a free standing fridge freezer. There is also an integral oven with hob and extractor above, 1 and a half sink with drainer, LED lighting and bi-folding door

Bedroom 1

11' 10" x 12' 5" (3.60m x 3.78m)

Bedroom one briefly comprises of carpeted flooring, radiator, decorative fire place and uPVC window to the front elevation.

Bedroom 2

8' 11" x 14' 9" (2.72m x 4.49m)

Bedroom two briefly comprises of carpeted flooring, radiator and uPVC window to the rear elevation. There is also access into the loft room.

Bathroom

7' 11" x 12' 0" (2.41m x 3.65m)

Located on the first floor, to the rear on the property is this large four piece bathroom suite. Comprising of freestanding bath, WC, basin, corner shower, radiator and uPVC window to the rear elevation.

Loft room

12' 7" x 13' 6" (3.83m x 4.11m)

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.

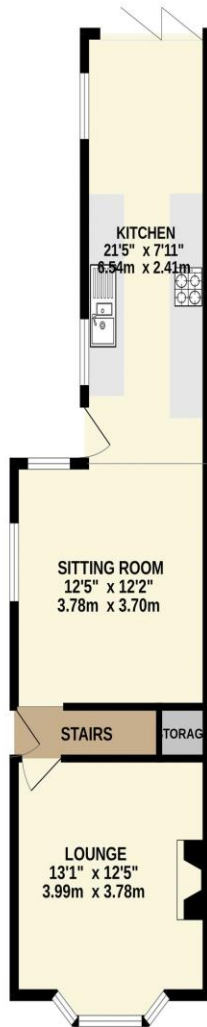
Mortgage and Financial Advice

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.

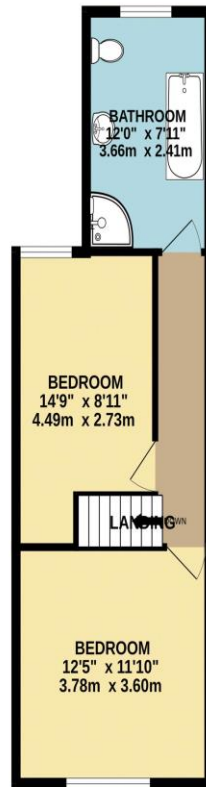
STATUTORY NOTICE: YOUR HOMES IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.



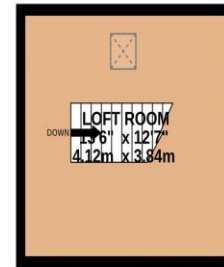
GROUND FLOOR
500 sq.ft. (46.4 sq.m.) approx.



1ST FLOOR
424 sq.ft. (39.4 sq.m.) approx.



2ND FLOOR
170 sq.ft. (15.8 sq.m.) approx.



TOTAL FLOOR AREA: 1094 sq.ft. (101.6 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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