



FARROW
ESTATE AGENTS



104 Woodlands Avenue, Immingham, DN40 2LN

Asking price £125,000



3



1



1



D



Asking price £125,000

104 Woodlands Avenue

Immingham, DN40 2LN

- Ideal For Buyers Wanting A Project
- Easy Access To Immingham Docks
- Prominent Immingham Location
- Council Tax Band B
- Short Walk To Local Amenities
- Easy Access To The A180 Motorway
- Off Road Parking
- EPC Rating D

Farrow Estate Agents are pleased to market this 3 bedroom detached house positioned on Woodlands Avenue in Immingham, and situated close to local shops, take aways, colleges and other amenities. The property has off road parking and a brilliant sized rear garden with a brick shed creating excellent levels of storage.

Needing some scheme of renovation, the ground floor comprises of an entrance hallway, under stair storage cupboard and large kitchen. There is a bay fronted lounge to the front of the house which features double glazed windows to the bay and then a kitchen with a range of wall and base units offering brilliant storage. Along the rear of the house is a small conservatory with double doors opening onto the garden.

The first floor has a landing area, family bathroom which is tiled throughout and has a shower cubicle. There are then three bedrooms, two of which are doubles and the other is a very good sized third.

Overall, a brilliant detached house with fantastic outdoor space which is available to view immediately.



Entrance Hallway

Living Room

16'4 x 13'0 (4.98m x 3.96m)

Kitchen

16'0 x 8'10 (4.88m x 2.69m)

Landing

Bedroom 1

11'7 x 9'8 (3.53m x 2.95m)

Bedroom 2

11'8 x 9'9 (3.56m x 2.97m)

Bedroom 3

7'8 x 6'1 (2.34m x 1.85m)

Bathroom

7'8 x 6'2 (2.34m x 1.88m)

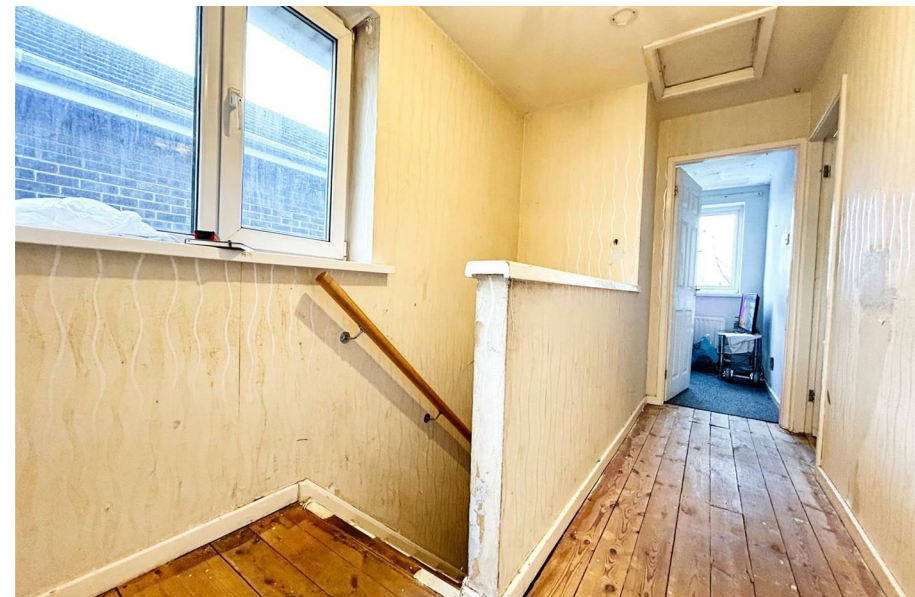
Conservatory

Rear Garden



Directions

Woodlands Avenue is situated just off Washdyke Lane in the popular commuter town of Immingham, which is roughly 20km Northwest of the Historic Port Town of Grimsby and the popular seaside resort of Cleethorpes. The village itself is predominately semi-rural and is extremely popular with families that need access to Immingham Docks and the A180 for working /commuting reasons. The property itself is also conveniently placed for amenities with regular bus routes and serviced by train links and also a large co-op supermarket being within a short 10-minute walk, as well as takeaways and local boutique shops.





Floor Plans



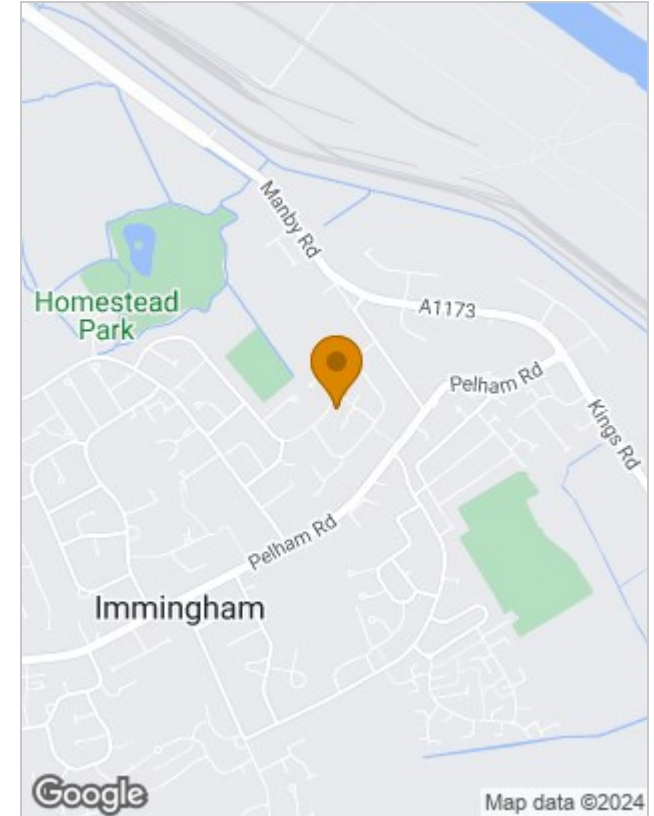
Viewing

Please contact our Farrow Estate Agents Office on 01472 355864 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

22 Victoria Street, Grimsby, DN31 1DG
 Tel: 01472 355864 Email: les@farrowestateagent.co.uk farrowestateagent.co.uk

Location Map



Energy Performance Graph

