



57 Worsley Road Immingham, North East Lincolnshire DN40 1DF

A Semi Detached house with front and rear gardens and accommodation offering Entrance Hall, Lounge, Dining Kitchen, Rear Utility Lobby, First floor has two good size bedrooms and a modern bathroom with white suite. Gas Central heating system. Double glazing. The good size rear garden is enclosed by timber fencing and backs onto open fields. No Forward Chain.

- SEMI DETACHED HOUSE WITH GOOD SIZE REAR GARDEN
- ENTRANCE HALL & LOUNGE
- DINING KITCHEN AND REAR UTILITY LOBBY
- FIRST FLOOR BATHROOM
- TWO DOUBLE BEDROOMS
- MODERN BATHROOM WITH WHITE SUITE
- GAS CENTRAL HEATING SYSTEM
- DOUBLE GLAZING
- NO FORWARD CHAIN

£89,950

DRAFT DETAILS

PLEASE NOTE THESE ARE DRAFT PARTICULARS AWAITING FINAL APPROVAL FROM THE VENDOR, THEREFORE THE CONTENTS HEREIN MAY BE SUBJECT TO CHANGE AND MUST NOT BE RELIED UPON AS AN ENTIRELY ACCURATE DESCRIPTION OF THE PROPERTY.

MEASUREMENTS

All measurements are approximate.

ACCOMMODATION

A white 1/2 glazed pvc door gives access to:-

ENTRANCE HALL

With staircase off and leads directly to:-

LOUNGE

14'7" x 11'6" (4.45m x 3.52m)

With double glazed window to the front aspect. Central heating radiator. Directly off is the:-

DINING KITCHEN

13'4" x 9'1" (4.07m x 2.79m)

Providing a range of wall & base units in a light oak style finish with complimentary work surfacing and inset left hand drainer stainless steel sink unit. Plumbing for automatic washing machine. Central heating radiator.

REAR LOBBY/ UTILITY

6'4" x 4'0" (1.94m x 1.23m)

With build in under stair cupboard. Double glazed door and window to side. Wall mounted gas central heating boiler

FIRST FLOOR LANDING

With double glazed window to side aspect. Built in linen cupboards. Loft access.

BEDROOM 1

14'6" (widening to 17'8") x 9'7" (4.43m (widening to 5.41m) x 2.93m)

With double glazed window to the front, central heating radiator

BEDROOM 2

11'5" x 9'8" (3.49m x 2.95m)

With double glazed window to the rear, central heating radiator.

BATHROOM

7'9" x 5'5" (2.37m x 1.67m)

Providing a modern suite in white comprising Low flush WC, pedestal wash basin and P-shaped panelled bath with Rainforest style shower system over. 2 x Double glazed windows. Central heating radiator. Fashionable aqua boarding to walls & ceiling.

OUTSIDE

The property has a small fore garden which has been gravelled for ease & maintenance and stands being railing & gate.

The rear garden is of generous proportions and mainly laid to lawn with patio area. Backs on to open fields to the rear. Garden Shed. Boundaries defined by timber fencing.

COUNCIL TAX BAND & EPC RATING

Council Tax Band - A

EPC - D

VIEWING ARRANGEMENTS

Please contact Joy Walker Estate Agents on 01472 200818 to arrange a viewing on this property.

OPENING TIMES

Monday - Friday 9.00 am to 5.15 pm. Saturday 9.00 am to 1.00 pm



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		80
(81-91) B		
(69-80) C		64
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements and floor plans provided are approximate and for guidance purposes only. The particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the firms employment Ltd has any authority to make or give any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property.