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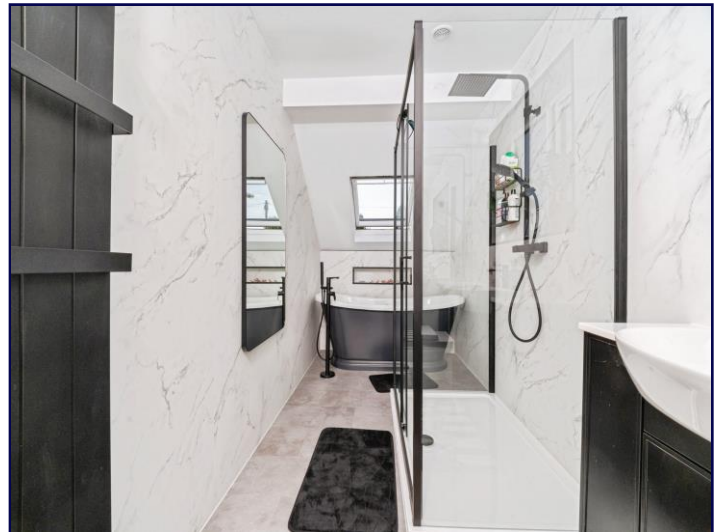


6 Karen Avenue
Keelby
DN41 8EU

Offers in the Region Of £210,000

Address : 21 Kennedy Way, Immingham, DN40 2AB
Email : immingham@croftsestateagents.co.uk
Website : www.croftsestateagents.co.uk

OFFICE HOURS
Mon to Fri 9am to 5.30pm (Tuesday opening 9.30am)
Saturday 9am to 3pm
Sunday Closed



Hallway

Entering the property via the uPVC door will reveal the entrance hallway, which runs the full length of the lounge and garage. Beyond the door to the end of the hallway, brings you into the rest of the hallway, which gives access to all rooms. Benefitting from engineered wood flooring, neutral decor, radiator separate WC and basin and utility area to the rear.

Lounge

11' 11" x 14' 0" (3.63m x 4.26m)

This spacious and cosy living room is the ideal place to relax and enjoy family time. With carpeted flooring, log burner to keep you warm during the winter months, radiator, modern decor and uPVC window

Kitchen/Diner

10' 11" x 18' 0" (3.32m x 5.48m)

This fully fitted kitchen benefits from a range of base and wall mounted units with roll top worktop. There is plumbing for a dishwasher or washing machine, integral oven with hob and extractor above and sink with draining board. There is also tiled flooring and tiled splash back, radiator, patio doors and uPVC door giving access to the rear garden.

Bedroom 1

11' 2" x 11' 9" (3.40m x 3.58m)

The main bedroom, which is the larger of the three benefits from carpeted flooring, modern decor, radiator and uPVC window to the front elevation.

Bedroom 2

9' 5" x 11' 7" (2.87m x 3.53m)

The second bedroom, which is also a double size, benefits from carpeted flooring, radiator, built in sliding wardrobes and uPVC window to the rear elevation.

Bedroom 3

8' 4" x 11' 7" (2.54m x 3.53m)

Bedroom three briefly comprises of carpeted flooring, radiator and uPVC window to the rear elevation.

Bathroom

5' 11" x 8' 3" (1.80m x 2.51m)

The modern family bathroom is beautifully presented and fitted with a stylish four-piece suite comprising of a free standing roll top bath, separate shower enclosure, wash hand basin and WC, complemented by contemporary tiling and quality fixtures throughout.

Exterior

Outside, the impressive rear garden provides an ideal space to relax and entertain, featuring a large lawn and a patio area ideal for al-fresco dining. To the front there is off road parking with integral garage to the side.

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.

Broadband and Telecom Communications

Broadband and mobile speeds and availability can be assessed via the Ofcoms checker website.

<https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker>

Viewings

Please contact the relevant marketing office, all viewings are strictly by appointment only please.

Council Tax Information

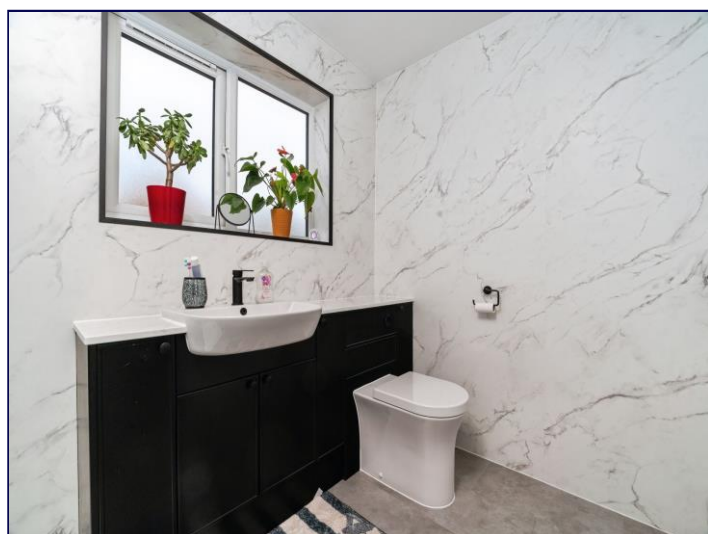
Band B: To confirm council tax banding for this property please view the website- www.voa.gov.uk/cti

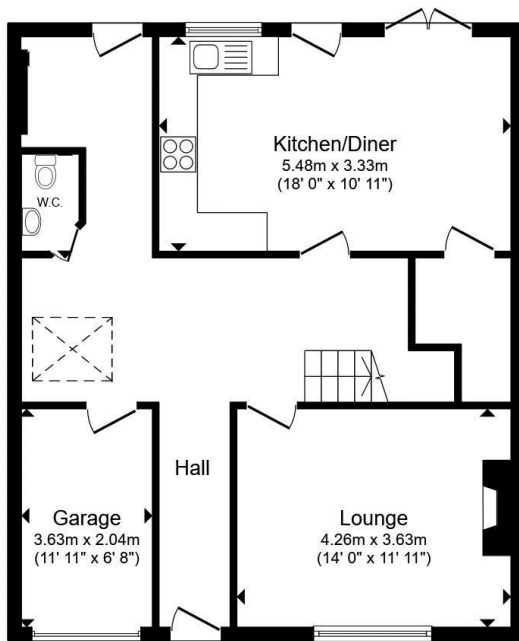
Free Valuations

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.

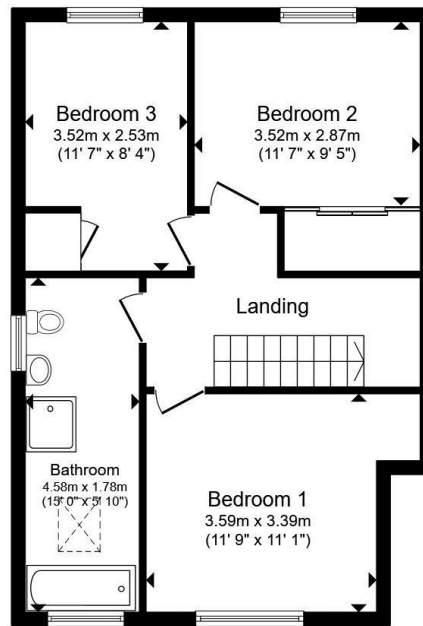
Property Management

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.





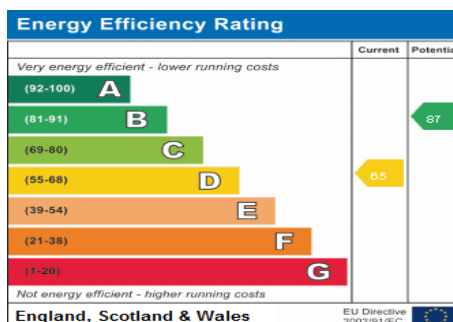
Ground Floor



First Floor

Total floor area 124.7 m² (1,342 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



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