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Spinney Close
Immingham
DN40 2JT

£110,000

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Property Introduction

Situated on a generous corner plot in the popular town of Immingham, this three bedroom semi detached home presents an excellent opportunity for buyers looking to put their own stamp on a property. Being sold with NO FORWARD CHAIN and requiring a degree of modernisation and improvement throughout, the property offers fantastic potential to create a superb family home tailored to individual tastes and requirements. The accommodation briefly comprises an entrance hall, spacious lounge, fitted kitchen, and a dining area, with three well proportioned bedrooms and a family bathroom to the first floor. Outside, the corner plot provides larger than average gardens and off road parking. Conveniently located close to local amenities, schools, and transport links, this property is ideally positioned for families, first time buyers, or investors seeking a project with significant potential.

Lounge/Diner
13' 0" x 21' 0" (3.96m x 6.40m)

Kitchen
9' 5" x 10' 10" (2.87m x 3.30m)

Bedroom 1
12' 0" x 12' 1" (3.65m x 3.68m)

Bedroom 2
8' 10" x 12' 0" (2.69m x 3.65m)

Bedroom 3
8' 6" x 8' 11" (2.59m x 2.72m)

Wet room
5' 8" x 8' 6" (1.73m x 2.59m)

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 websitewww.voa.gov.uk/cti

Mortgage Services
Our Mortgage Services Consultants can help you explore your mortgage and protection options by providing clear guidance on the home-buying process, including the costs involved and advice on how much you can afford to borrow. They can also help you find the right mortgage by comparing thousands of deals from a panel of high street and specialist lenders.

Any fees payable will be explained in your initial no-obligation appointment, before you choose whether to use our Mortgage Services.

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 for 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
430 sq.ft. (39.9 sq.m.) approx.

1ST FLOOR
429 sq.ft. (39.9 sq.m.) approx.



TOTAL FLOOR AREA : 859 sq.ft. (79.8 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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