



**Hamish Walk**  
Immingham  
DN40 1PP  
Offers in the Region Of  
£151,900

Being sold with NO FORWARD CHAIN, is this deceptively spacious three bed detached bungalow in the popular port town of Immingham. Well positioned, the property is with a short stroll of the civic centre where you will find a variety of amenities. Nearby there are also good schools for children of all ages, public transport and excellent road links with easy access to the A180, Habrough Train Station and Humberside airport. Internal viewing will reveal the entrance hallway, lounge-diner, kitchen, three bedrooms and the bathroom suite. Outside there are well maintained gardens to the front and rear, ample off road parking and single garage.



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### Lounge/Diner

11' 8" x 20' 2" (3.55m x 6.14m)

This open plan lounge-diner comprises of carpeted flooring, radiator, neutral decor and dual aspect uPVC windows.

### Kitchen

8' 3" x 10' 4" (2.51m x 3.15m)

Benefitting from base and wall mounted units, one and a half sink, radiator, tiled flooring, tiled splash back, neutral decor and uPVC window and door to the side elevation.

### Bedroom 1

8' 3" x 12' 4" (2.51m x 3.76m)

Bedroom one briefly comprises of carpeted flooring, radiator, built in wardrobes and uPVC window to the front elevation.

### Bedroom 2

8' 2" x 9' 1" (2.49m x 2.77m)

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

### Bedroom 3/sitting room

9' 1" x 11' 9" (2.77m x 3.58m)

Found at the rear of the property is this versatile room which creates an ideal third bedroom or sitting room.

### Bathroom

4' 10" x 5' 6" (1.47m x 1.68m)

Benefitting from a bath with shower above, WC, basin, vinyl flooring and uPVC window to the side elevation.

### Externally

Outside there are well maintained gardens to the front and rear, ample off road parking and single garage.

### 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 B: To confirm council tax banding for this property please view the website- [www.voa.gov.uk/cti](http://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](http://www.croftsestateagents.co.uk) seven days a week to arrange your free valuation.

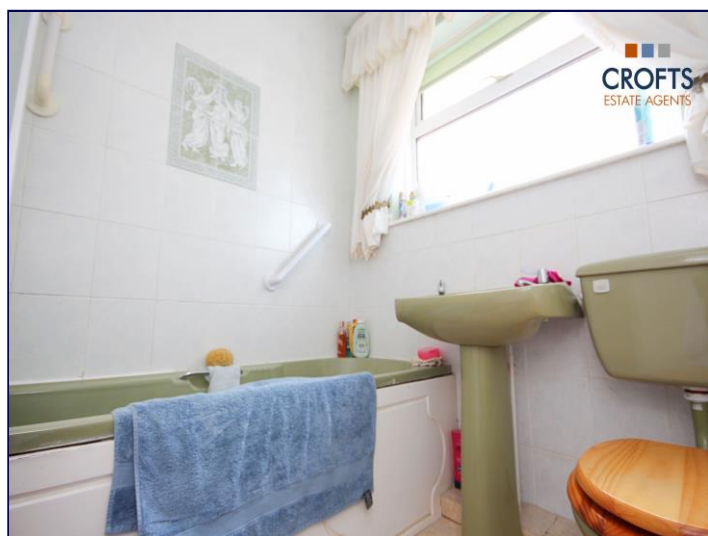
### Property Management

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.

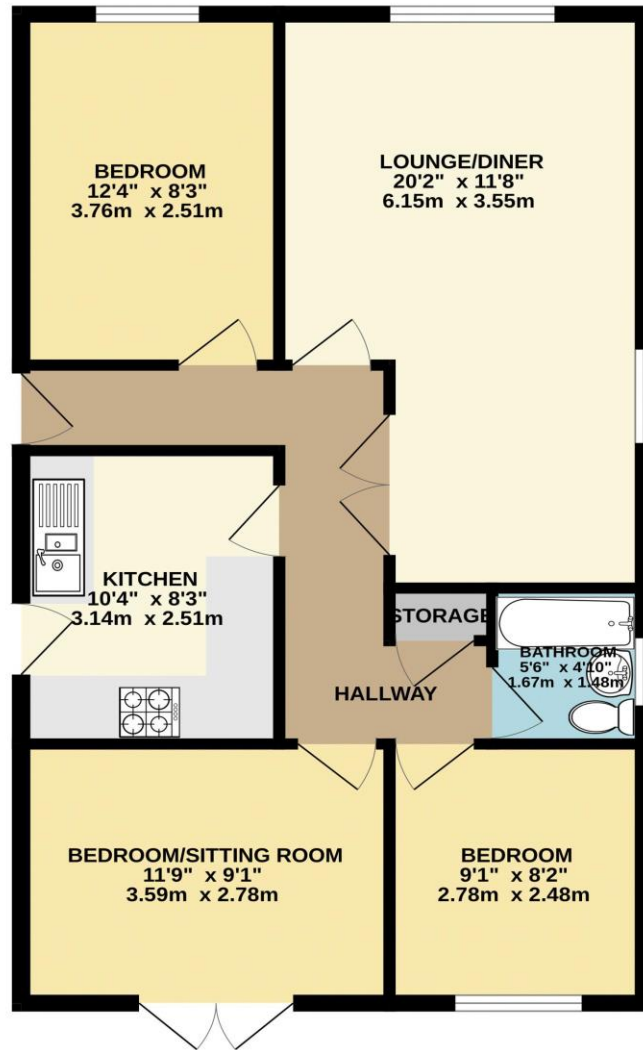
### Mortgage and Financial Advice

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  
692 sq.ft. (64.3 sq.m.) approx.



TOTAL FLOOR AREA : 692 sq.ft. (64.3 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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