



**Winslow Drive
Immingham
DN40 2BQ**

**Offers in the Region Of
£146,000**

Being sold with NO FORWARD CHAIN is this deceptively spacious three bed semi detached house, located within the popular port town of Immingham. Set back from Winslow Drive, this property is well positioned with the Civic Centre and good schools for children of all ages only a short stroll away. Internal viewing will reveal the entrance hallway, lounge-diner, WC and kitchen. Heading to the first floor you will find three bedrooms, two being doubles and a modern three piece shower suite. Externally there is ample off road parking, single garage and generous size gardens to the front and rear.



Lounge/Diner

13' 8" x 18' 11" (4.16m x 5.76m)

Benefitting from carpeted flooring, brick built fire place, radiator, neutral decor and dual aspect uPVC windows.

Kitchen

6' 10" x 8' 8" (2.08m x 2.64m)

Located to the rear of the property is the kitchen which offers both base and wall mounted units, tiled splash back, vinyl flooring, one and a half sink with basin, freestanding oven and uPVC door to the side.

Bedroom 1

9' 3" x 10' 10" (2.82m x 3.30m)

Bedroom one briefly comprises of laminate flooring, radiator, neutral decor and uPVC window to the front elevation.

Bedroom 2

8' 1" x 9' 3" (2.46m x 2.82m)

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

Bedroom 3

7' 6" x 7' 11" (2.28m x 2.41m)

Bedroom three briefly comprises of laminate flooring, radiator, coving and uPVC window to the front elevation.

Shower Room

5' 0" x 7' 11" (1.52m x 2.41m)

This modern shower suite benefits from a large walk in shower with glass screen, WC, vanity basin, tiled walls, towel rail radiator and uPVC window to the rear elevation.

Externally

Externally there is ample off road parking, single garage and generous size gardens to the front and rear.

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

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.

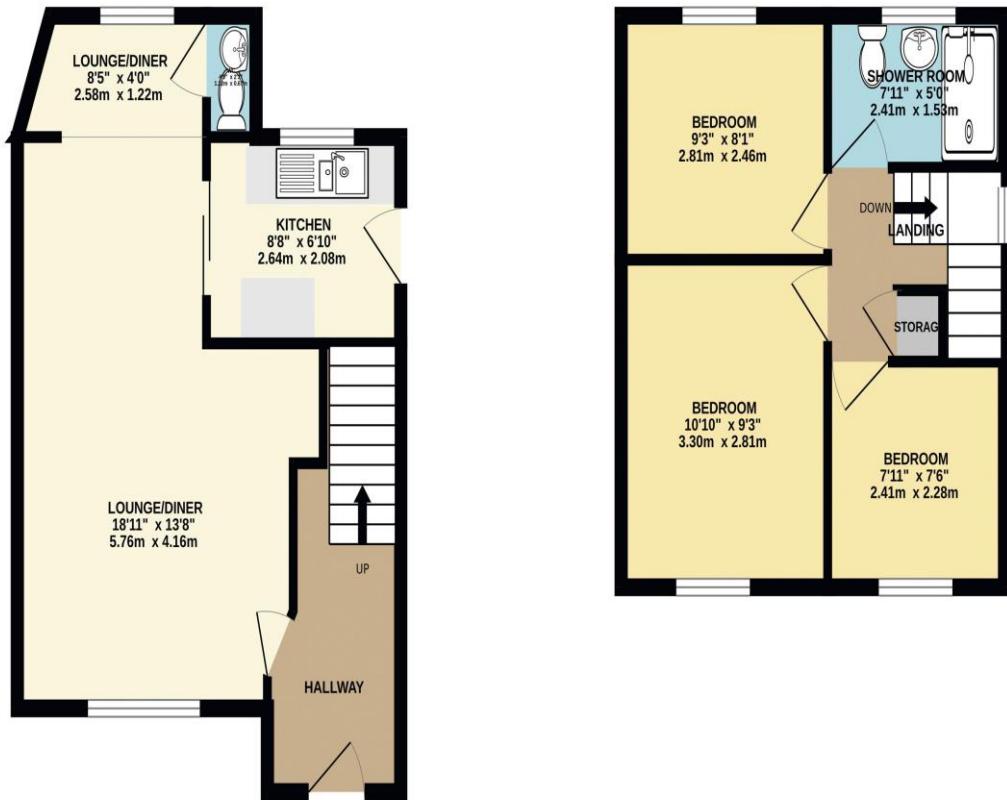
Mortgage and Financial Advice

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
380 sq.ft. (35.3 sq.m.) approx.

1ST FLOOR
324 sq.ft. (30.1 sq.m.) approx.



TOTAL FLOOR AREA: 704 sq.ft. (65.4 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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