



CROFTS ESTATE AGENTS

PASSIONATE ABOUT PROPERTY

IMMINGHAM

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SALES LETTINGS NEW HOME SALES LAND PROPERTY MANAGEMENT AUCTIONS FINANCIAL ADVICE AND MORTGAGES ENERGY PERFORMANCE PROVIDER



38 Thornton Place
Immingham
DN40 1NE

Offers in the Region Of £170,000

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



Lounge

16' 4" x 11' 7" (4.97m x 3.53m)

The lounge has a bay window to the front elevation, coving to the ceiling, a radiator and carpeted floor. There is also a feature fire place.

Utility

8' 5" x 10' 2" (2.57m x 3.10m)

The kitchen has dual aspect windows to the side and rear elevation, a door to the rear, coving to the ceiling, a heated towel rail and vinyl flooring. There is also a range of fitted units to base and eye level with a sink and drainer, dishwasher and range oven.

Kitchen

11' 5" x 18' 6" (3.48m x 5.63m)

A standout feature of the home is the recently upgraded kitchen, which has been modernised to a high standard and offers contemporary units, ample worktop space and room for everyday dining. The room also benefits from an integral oven, hob with extractor above, one and a half sink with drainer, herringbone effect laminate flooring and tri aspect uPVC windows.

Bedroom One

12' 5" x 10' 10" (3.78m x 3.30m)

Bedroom one has a window to the rear elevation, coving to the ceiling, a radiator and carpeted floor. There are also built in wardrobes.

Bedroom Two

8' 5" x 9' 5" (2.56m x 2.87m)

Bedroom two has a window to the front elevation, coving to the ceiling, a radiator and carpeted floor. There is also fitted furniture.

Shower Room

6' 4" x 5' 3" (1.92m x 1.60m)

The shower room has an opaque window to the side elevation, access to the loft, a heated towel rail, tiled walls and a WC, basin and shower cubicle with a mains operated shower.

Outside

The front is all low maintenance and provides ample off road parking. A gate then opens to reveal the rear garden. With an superb lawn space, generous deck ideal for alfresco dining, a summer house, shed, greenhouse and not to mention countless shrubs and flowers, this fantastic garden will be without a doubt the envy of many others.

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 A: 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
74.3 sq.m. (800 sq.ft.) approx.



TOTAL FLOOR AREA : 74.3 sq.m. (800 sq.ft.) 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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