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



8 Brocklesby Avenue
Immingham
DN40 2AT

Offers in the Region Of £184,950

CLEETHORPES: 62 St Peters Avenue, Cleethorpes, DN35 8HP

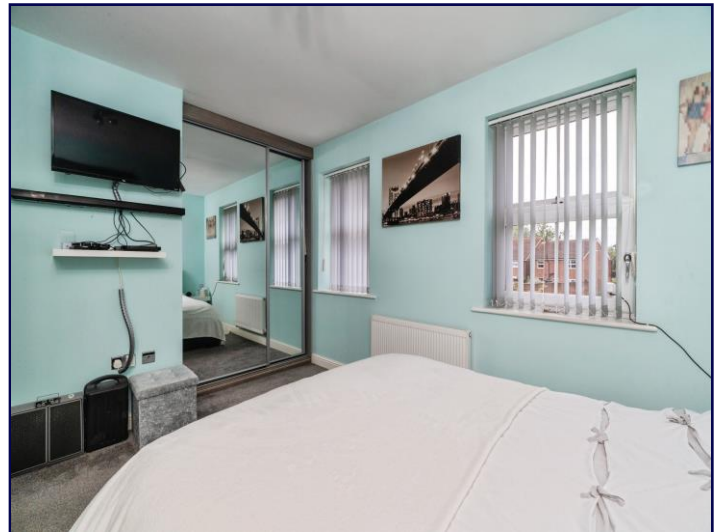
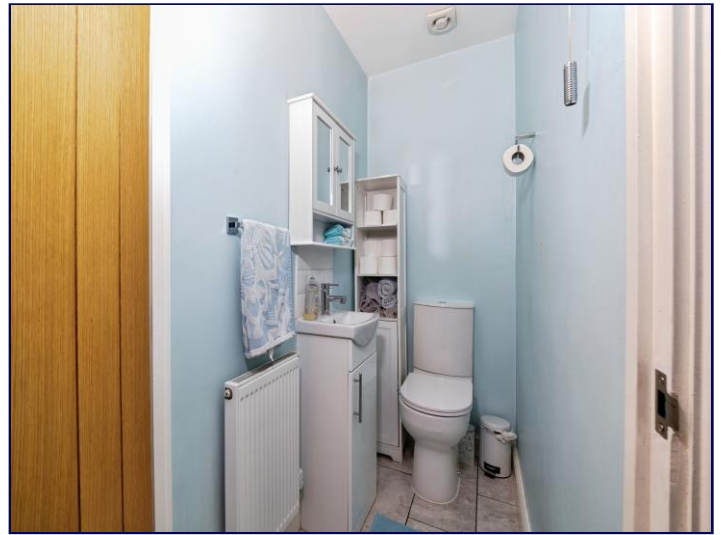
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Property Description

Situated on the popular Habrough Fields Development on the fringes of Immingham, this modern three bedroom semi-detached house offers a fantastic opportunity for buyers seeking a turn key ready home with contemporary living space and minimal maintenance. The property has been well maintained and benefits from a recently upgraded kitchen, providing a modern and practical space ideal for everyday family living and entertaining. Internally, the accommodation offers a wellproportioned layout with three bedrooms, making it an excellent choice for families, first time buyers or those looking for a modern home ready to move straight into. Outside, the property features a low maintenance garden, perfect for enjoying the outdoors without the upkeep of a larger garden. There is also ample off road parking, providing convenient space for multiple vehicles. Viewings come highly recommended!

Front

Situated on the Habrough fields development is this delightful three bed detached property. Externally to the front, this property benefits from off road parking to the side, with the option to create additional parking down the side beyond the gate. Well stocked planters to the front add to the properties kerb appeal.

Lounge

11' 2" x 15' 5" (3.40m x 4.70m)

The modern and well proportioned living room consists of a walk in bay window to the front elevation, carpeted flooring, coving to the ceiling and radiator.

Kitchen/Diner

11' 2" x 13' 2" (3.40m x 4.01m)

Located to the rear of the property, this stylish and recently upgraded kitchen/diner is a real highlight of the home. Featuring attractive navy blue shaker-style units at both base and eye level, there is an excellent amount of storage alongside a contemporary and practical layout. The kitchen is well equipped with an integral oven and four ring hob, sink with drainer, tiled flooring, LED lighting and uPVC window to the rear, creating a bright and welcoming space.

Utility room

The utility room briefly consists of, uPVC window to the rear elevation and has plumbing for a washing machine.

Bedroom One

13' 11" x 11' 3" (4.24m x 3.43m)

Bedroom one comprises of carpeted flooring, modern decor, two built in wardrobes with sliding mirrored doors and uPVC windows to the front elevation.

Bedroom Two

8' 0" x 11' 0" (2.44m x 3.35m)

Bedroom two comprises of carpeted flooring, modern decor, fitted wardrobe with sliding mirrored doors, radiator and uPVC window to the rear elevation.

Bedroom Three

5' 11" x 7' 11" (1.80m x 2.41m)

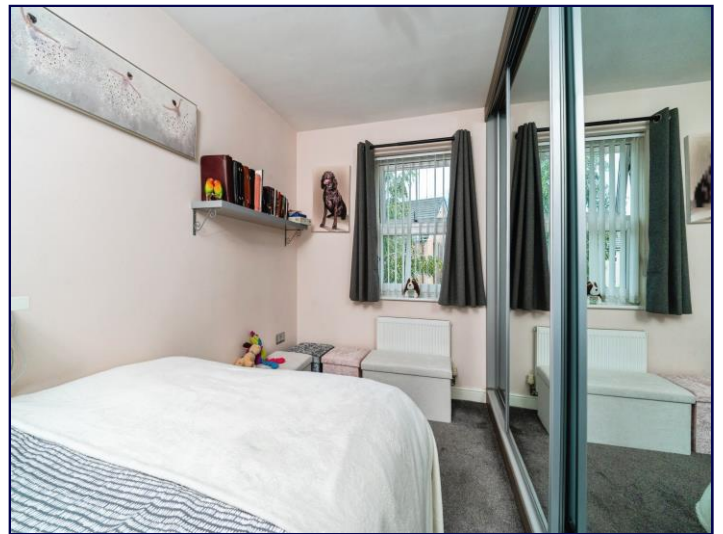
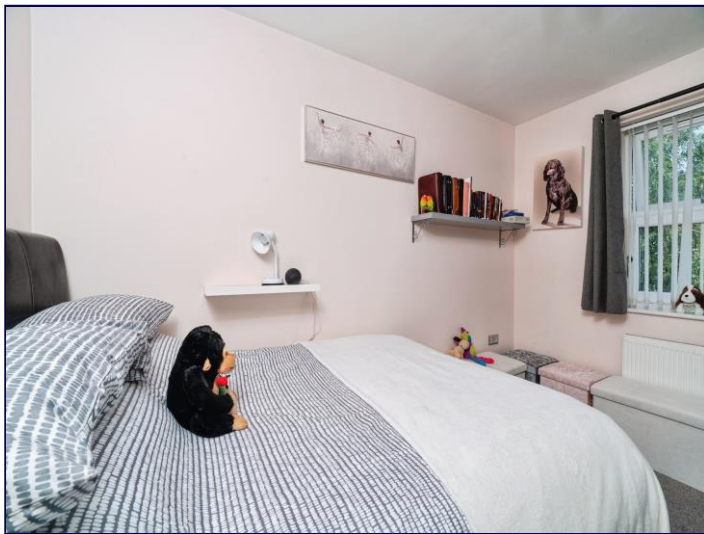
Bedroom three comprises of carpeted flooring, radiator and uPVC window to the rear elevation.

Bathroom

A contemporary and well-presented bathroom comprising a WC, pedestal basin and enclosed shower cubicle. The room is finished with practical vinyl flooring, part-tiled walls, a radiator and a uPVC window to the rear, providing natural light and ventilation.

Rear

A fantastic outdoor space, thoughtfully designed for both relaxing and entertaining. The garden features a spacious patio area, perfect for alfresco dining and summer gatherings, alongside a raised decking area and low-maintenance artificial lawn. Enclosed by fencing, this attractive garden offers a private and versatile extension of the living space.



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 and 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

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

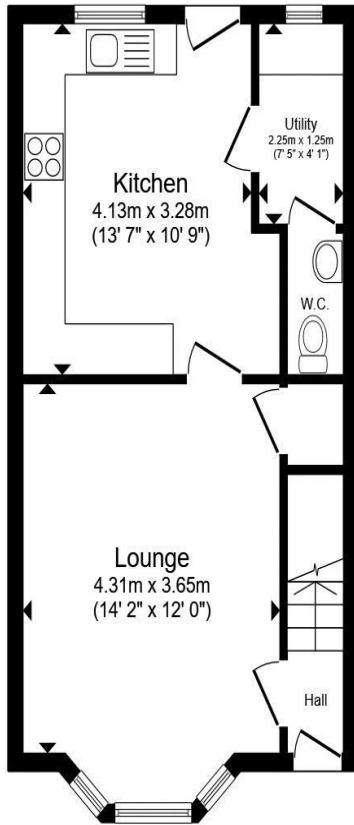
We offer a full property management service, offering full and comprehensive credit and referencing checks detailed photographic inventories and regular property inspections to name just a few of our services.



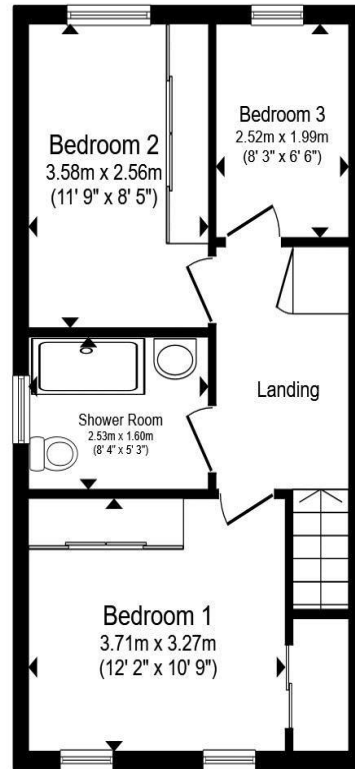


Monday to Friday
Saturday
Sunday

9am to 5.30pm (Tuesday opening 9.30am)
9am to 3.00pm
Closed



Ground Floor



First Floor

Total floor area 79.1 m² (851 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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		75 C	89 B