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Hawthorn Avenue
Immingham
DN40 1AR

Offers in the Region Of £133,000

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Property Introduction
Offered to the market with NO FORWARD CHAIN, this three bedroom semi detached property in Immingham presents an excellent opportunity for buyers looking to create their ideal family home. The accommodation offers generous living space throughout, including a welcoming lounge, fitted kitchen, three well proportioned bedrooms, and a family bathroom. Outside, the property benefits from gardens to the front and rear and off road parking, with single garage, providing ample off road parking. While the home would benefit from a programme of renovation and modernisation, it offers fantastic scope for purchasers to add their own style and value. Whether you're a growing family searching for your next home or a buyer looking for a rewarding refurbishment project, this property presents an exciting opportunity.

Lounge
11' 3" x 21' 11" (3.43m x 6.68m)

Kitchen
8' 11" x 19' 0" (2.72m x 5.79m)

Bedroom 1
11' 1" x 11' 3" (3.38m x 3.43m)

Bedroom 2
10' 8" x 11' 3" (3.25m x 3.43m)

Bedroom 3
7' 5" x 7' 8" (2.26m x 2.34m)

Bathroom

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 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.

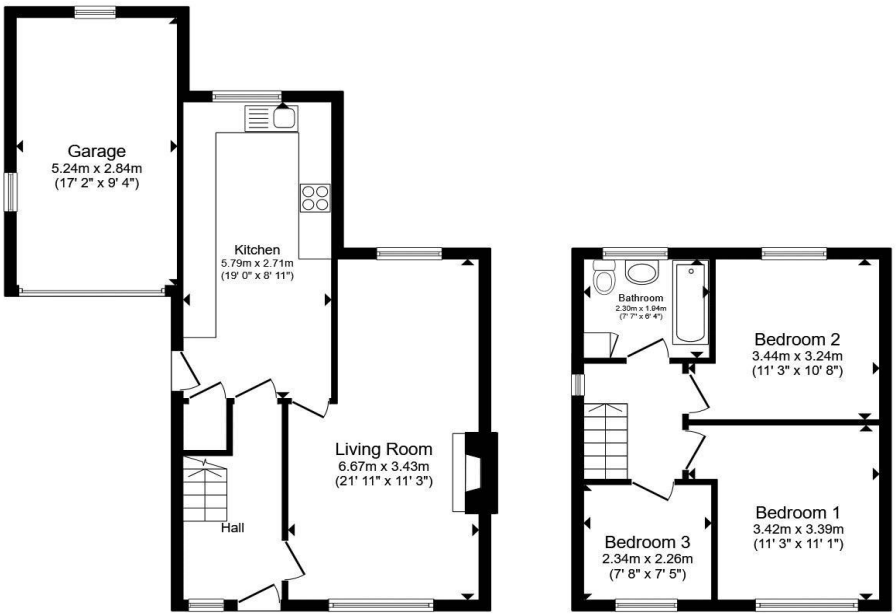
Any fees payable will be explained in your initial no-obligation appointment, before you choose whether to use our Mortgage Services.

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.



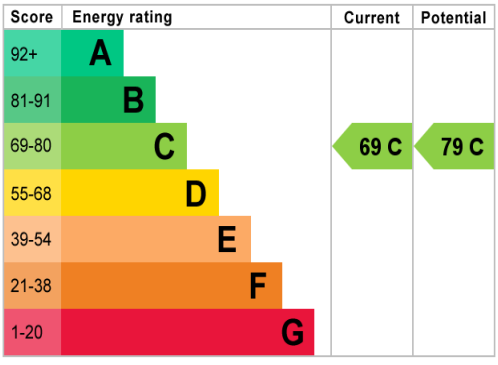




Total floor area 96.1 m² (1,034 sq.ft.) approx

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

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MS/SEQ/8768/08.26