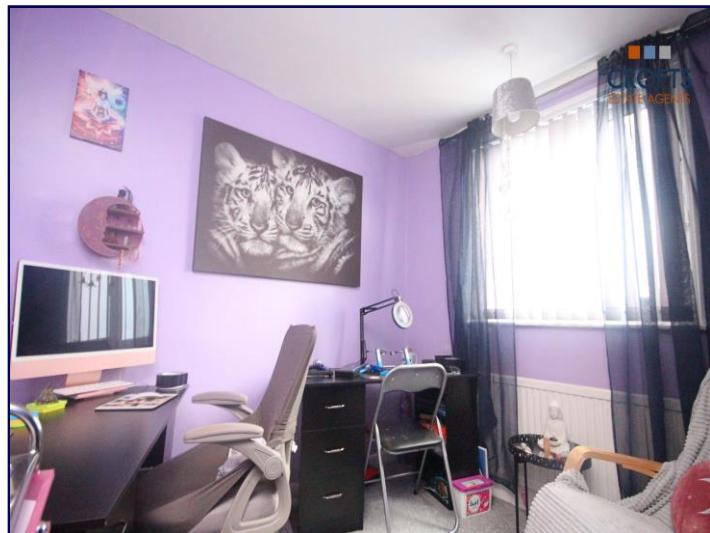
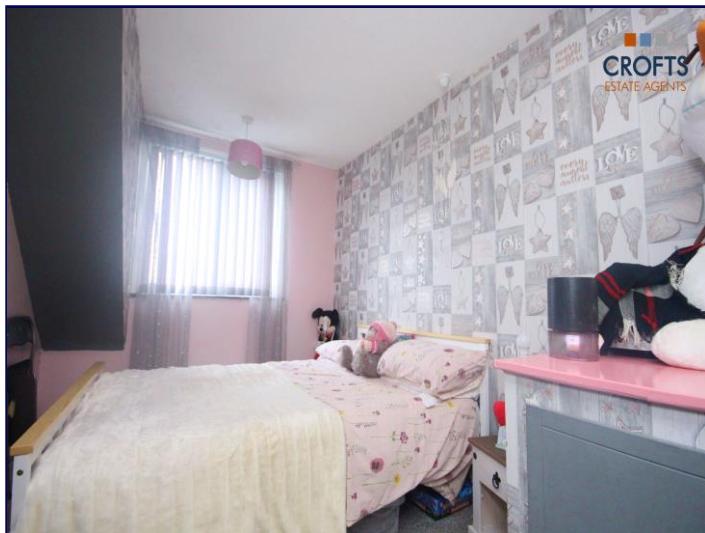
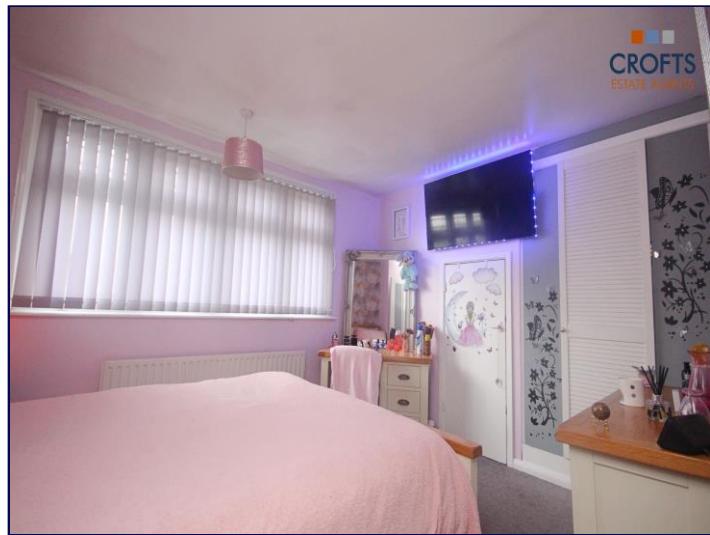




6 Ashtree Close  
Immingham  
DN40 2JJ

Offers in the Region Of £170,000



### Lounge

12' 10" x 15' 11" (3.91m x 4.86m)

The lounge has dual aspect windows to the front and side elevation, coving to the ceiling, a radiator and wooden flooring. There is also a gas fire with within a feature surround and feature wall paper.

### Kitchen/Diner

17' 3" x 9' 9" (5.25m x 2.98m)

The kitchen-diner has a window and door to the rear elevation, plumbing for washing machine and flooring. There is a range of fitted units to base and eye level with a one and a half stainless steel sink and drainer with complimentary tiling and electric double oven with gas hob and extractor over. There is also space for a dining table and chairs.

### Bathroom

5' 7" x 14' 3" (1.69m x 4.34m)

The bathroom has two opaque windows to the side elevation, a radiator, heated towel rail and tiled flooring. There is also white bathroom suite with a vanity basin and WC, bath and a corner shower cubicle with an electric shower within.

### Bedroom One

9' 7" x 13' 7" (2.93m x 4.15m)

Bedroom one has a window to the front elevation, a radiator and carpeted floor. There is also a range of built in storage.

### Bedroom Two

14' 5" x 7' 10" (4.40m x 2.39m)

Bedroom two has dual aspect windows to the rear and side elevation, a radiator and carpeted floor. There is also built in storage.

### Bedroom Three

8' 8" x 7' 10" (2.65m x 2.39m)

Bedroom three has a window to the rear elevation, a radiator and carpeted floor.

### Outside

Externally there are gardens to the front and rear with a lawn and driveway to the front of the property. A gate then opens to the rear garden where you are then presented with a superb landscaped garden with a recently laid lawn and Indian sand stone feature paved area which is ideal for alfresco dining and a path from the top to the bottom of the rear garden.

**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](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  
519 sq.ft. (48.2 sq.m.) approx.

1ST FLOOR  
381 sq.ft. (35.4 sq.m.) approx.



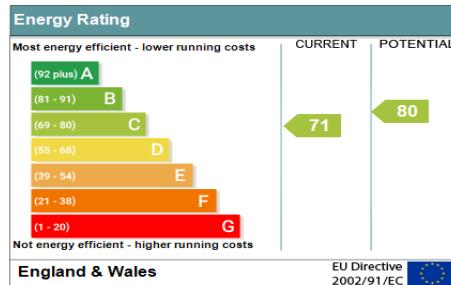
TOTAL FLOOR AREA: 900 sq.ft. (83.6 sq.m.) approx.

Whilst every precaution has been taken to insure the accuracy of the floor plan, contents, measurements of doors, windows, rooms and 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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Address: 6 Ashtree Close, IMMINGHAM, DN40 2JJ

RRN:



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