



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



32 Manby Road
Immingham
DN40 2LE

£155,000

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Website : www.croftsestateagents.co.uk

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



Lounge

13' 11" x 11' 11" (4.24m x 3.63m)

This room benefits from carpeted flooring, radiator, gas fire and uPVC bay window to the front elevation.

Kitchen/Diner

22' 0" x 11' 4" (6.70m x 3.45m)

Benefitting from base and wall mounted units, sink with drainer, electric hob and integrated oven, plumbing for a washing machine, tiled splashback and flooring, a uPVC windows to the side and rear elevations.

Bedroom 1

13' 0" x 11' 1" (3.96m x 3.38m)

Bedroom one briefly comprises of fitted wardrobes, carpeted flooring, radiator and uPVC window to the rear elevation.

Bedroom 2

11' 11" x 9' 0" (3.63m x 2.74m)

Bedroom two briefly comprises of fitted wardrobes, carpeted flooring, radiator, uPVC window to the side elevation and uPVC bay window to the front elevation.

Bedroom 3

7' 9" x 6' 10" (2.36m x 2.08m)

Bedroom three briefly comprises of fitted wardrobes, radiator and uPVC window to the side elevation.

Bathroom

5' 11" x 6' 10" (1.80m x 2.08m)

The bathroom comprises of a white three-piece suite including bath with shower, WC and basin, tiling throughout, radiator and uPVC window to the side elevation.

Externally

Outside there is a detached garage, ample off-road parking, a well-maintained garden to the front and a yard and generous garden to the 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.

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

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.

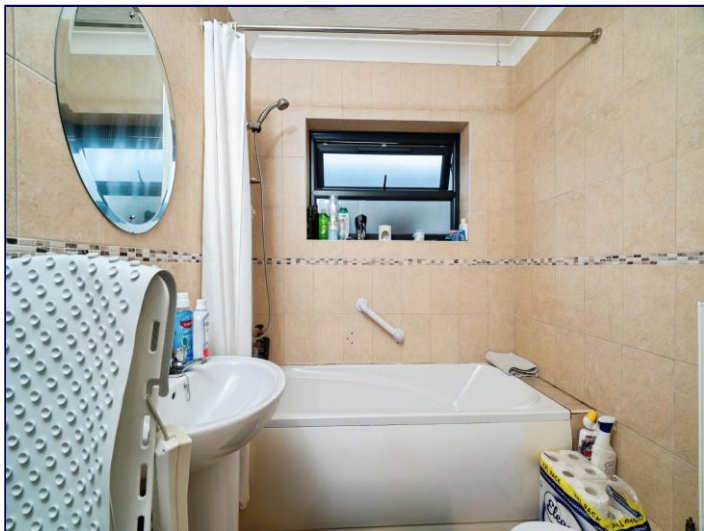
Any fees payable will be explained in your initial no-obligation appointment, before you choose whether to use our Mortgage Services.

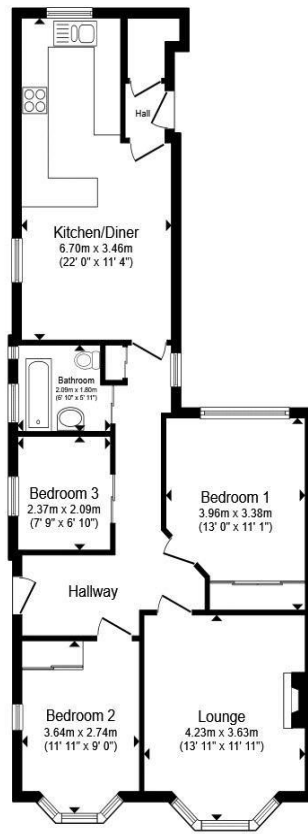
Free Valuations

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 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.





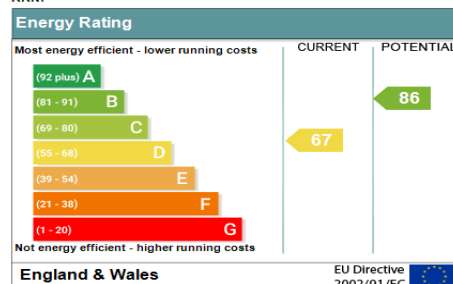
Ground Floor

Total floor area 79.5 m² (856 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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RRN:



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