



13 Thornton Place  
Immingham  
DN40 1ND

£155,000



### Lounge

12' 5" x 14' 10" (3.78m x 4.52m)

The spacious living room creates the ideal space to relax with large bay window and built in electric fire.

### Kitchen/Diner

8' 6" x 18' 3" (2.59m x 5.56m)

Thoughtfully designed, this stylish kitchen comes with abundant storage, sleek worktops, and integrated appliances. Tiled flooring to compliment with French doors and uPVC to the rear allowing plenty of natural daylight to enter.

### Bedroom 1

11' 6" x 12' 10" (3.50m x 3.91m)

Bedroom one briefly comprises of carpeted flooring, radiator and uPVC bay window to the front elevation.

### Bedroom 2

8' 10" x 10' 0" (2.69m x 3.05m)

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

### Bedroom 3

6' 9" x 8' 8" (2.06m x 2.64m)

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

### Bathroom

5' 6" x 8' 3" (1.68m x 2.51m)

Benefitting from a P shape bath with shower above, WC, basin, vinyl flooring, towel rail radiator and uPVC windows to the rear elevation.

### Externally

Outside you will find ample off road parking and a generous, low maintenance 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 B: 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**

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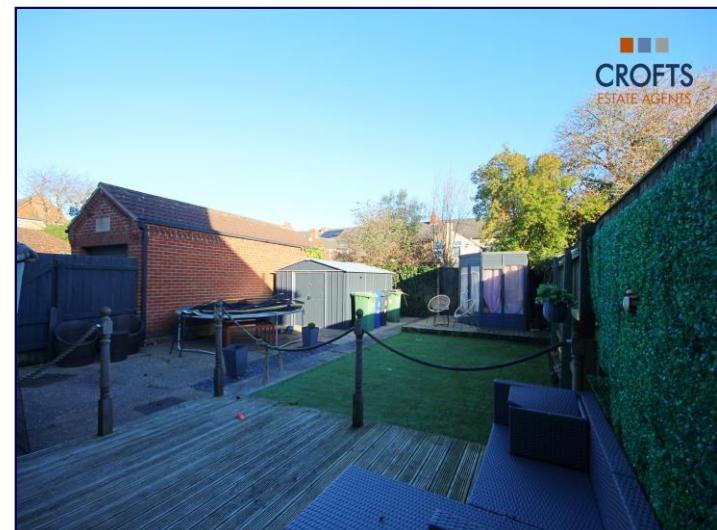
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We offer a full property management service, offering full and comprehensive credit and referencing checks detailed photographic inventories and regular property inspections to name just a few of our services.

**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.

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GROUND FLOOR  
375 sq.ft. (34.8 sq.m.) approx.

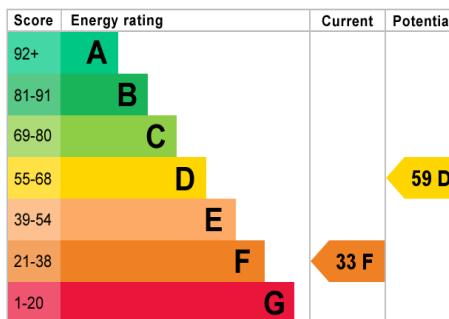
1ST FLOOR  
381 sq.ft. (35.4 sq.m.) approx.



TOTAL FLOOR AREA: 756 sq.ft. (70.2 sq.m.) 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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