



Hawthorn Avenue

Immingham
DN40 1AR

Offers in the Region Of
£119,950

Crofts Estate Agents are delighted to bring to the market and being sold with NO FORWARD CHAIN, this well presented three bed semi detached house, situated in the popular port town of Immingham. Ideally suited to first time buyers or buy to let investors this home offers excellent road links with easy access to the A180, a wide range of local amenities with Immingham Civic nearby and good schools for children of all ages. Internal viewing will reveal the entrance hallway, lounge, kitchen, snug and office/play room. To the first floor there are three bedrooms, two being doubles and the family bathroom. Externally there is off road parking with integral garage and generous size gardens to the front and rear.



Lounge

12' 1" x 15' 9" (3.68m x 4.80m)

Benefitting from carpeted flooring, radiator, gas fire, tasteful decor and uPVC window to the rear.

Kitchen

9' 7" x 11' 3" (2.92m x 3.43m)

Recently refurbished, this kitchen benefits from base and wall mounted units, 1 and a half sink with drainer, freestanding oven with extractor above and tiled splashback. There is also tiled flooring, coving and uPVC window.

Bedroom 1

9' 7" x 10' 11" (2.92m x 3.32m)

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

Bedroom 2

8' 6" x 12' 5" (2.59m x 3.78m)

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

Bedroom 3

7' 3" x 9' 2" (2.21m x 2.79m)

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

Bathroom

6' 3" x 8' 0" (1.90m x 2.44m)

Benefitting from a bath with shower above, WC, basin, vinyl flooring, radiator, part tiled walls and uPVC window to the front elevation.

Externally

Externally there is off road parking with integral garage and generous size gardens to the front and 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.

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

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.

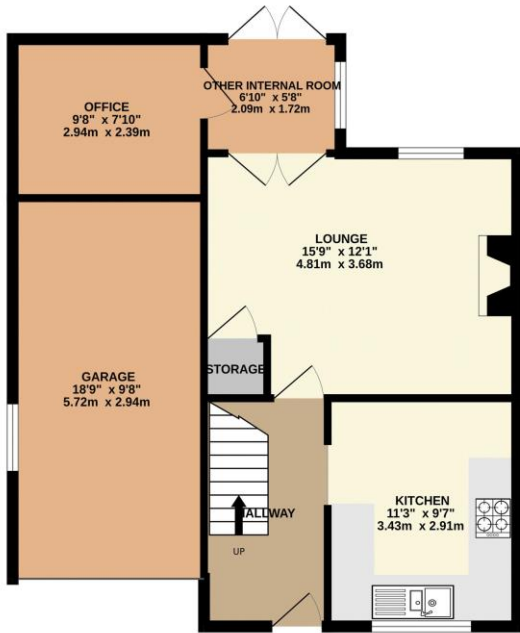
Mortgage and Financial Advice

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.

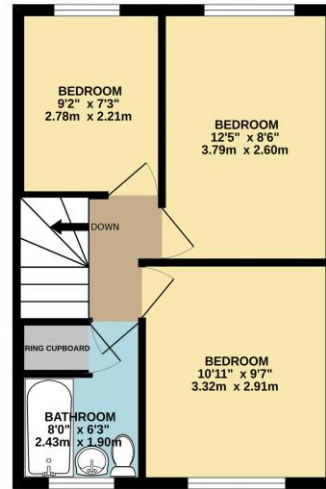
STATUTORY NOTICE: YOUR HOMES IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.



GROUND FLOOR
657 sq.ft. (61.0 sq.m.) approx.



1ST FLOOR
368 sq.ft. (34.2 sq.m.) approx.



TOTAL FLOOR AREA: 1025 sq.ft. (95.3 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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