



93 Clyfton Crescent  
Immingham  
DN40 2BW

Offers in the Region Of  
£242,950

Crofts Estate Agents are delighted to bring to the market this beautifully presented three bed detached house, which is situated in the popular port town of Immingham. Modern throughout, this spacious family home benefits from a generous size plot with ample off road parking, excellent road links via the A180 and is only a short commute from Habrough Train Station and Humberside Airport. There is also a wide variety of local amenities within walking distance including good schools for children of all ages. Internal viewing will reveal the entrance hallway, lounge, kitchen-diner, utility and WC. To the first floor there are three good size bedrooms and a large four piece bathroom suite. Externally, there is ample off road parking with integral garage and excellent size garden which have been well maintained.

#### OFFICE HOURS



# CROFTS ESTATE AGENTS

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#### OFFICE HOURS

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





### Lounge

15' 3" x 20' 0" (4.64m x 6.09m)

Running the full length of the property, this spacious lounge benefits from carpeted flooring, radiator, gas fire, tasteful decor, coving and dual aspect uPVC windows.

### Kitchen/Diner

11' 6" x 23' 1" (3.50m x 7.03m)

Benefitting from a range of base and wall mounted units with breakfast bar area, integrated oven, hob and extractor and sink with draining board. In addition the kitchen boasts integral microwave and dishwasher, LED lighting with undercounter lights, tiled splashback and dual aspect uPVC windows, which allow plenty of natural daylight to enter.

### Utility room

7' 9" x 9' 4" (2.36m x 2.84m)

A handy addition to the property, this room provides plumbing for a washing machine with modern wall mounted units and worktop space. There is also a sink, uPVC window to the rear and rear door which provides access to the garden.

### WC

2' 7" x 5' 4" (0.79m x 1.62m)

### Bedroom 1

11' 0" x 11' 9" (3.35m x 3.58m)

Bedroom one briefly comprises of carpeted flooring, radiator, fitted wardrobes, coving, neutral decor with feature wall and uPVC window to the front elevation.

### Bedroom 2

9' 0" x 15' 7" (2.74m x 4.75m)

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

### Bedroom

3

9' 0" x 11' 2" (2.74m x 3.40m)

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

### Bathroom

7' 11" x 11' 0" (2.41m x 3.35m)

This spacious four piece bathroom suite comprises of bath with chrome taps, corner shower, basin and WC. There is also LED lighting, dual aspect uPVC windows, towel rail radiator and tiled walls.

### Externally

Set back, the front garden boasts set in lawn with hedge to the front and a range of flowers and conifers to the side. There is also a long concrete driveway to the side with integral garage. The rear

garden, again is fairly low maintenance with fencing around the perimeter, set in lawn, decking area and flower bed around the perimeter.





### 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 and all viewings are strictly by appointment only please.

### Council Tax Information

Band C: 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

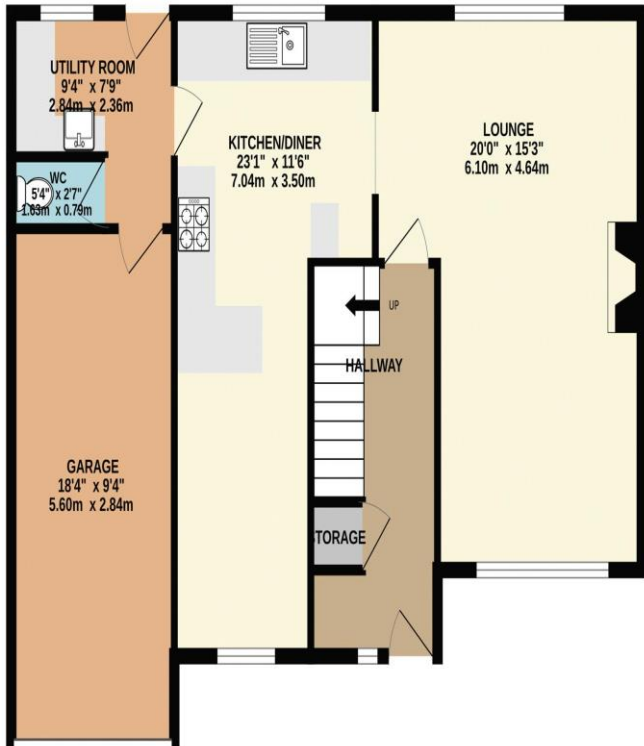
With access to a range of mortgage products, Crofts Estate Agents Immingham in connection with Forge Financial Solutions Ltd will help you find the best mortgage to suit your needs. Forge Financial Solutions Ltd will act on your behalf in advising you on mortgages and other financial matters.

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

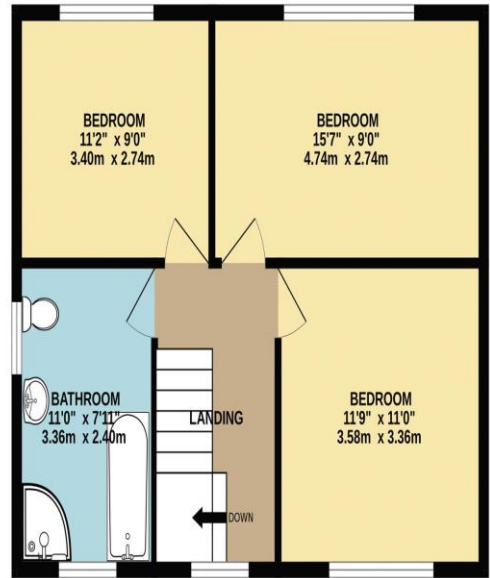




GROUND FLOOR  
818 sq.ft. (76.0 sq.m.) approx.



1ST FLOOR  
535 sq.ft. (49.7 sq.m.) approx.



TOTAL FLOOR AREA: 1353 sq.ft. (125.7 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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