

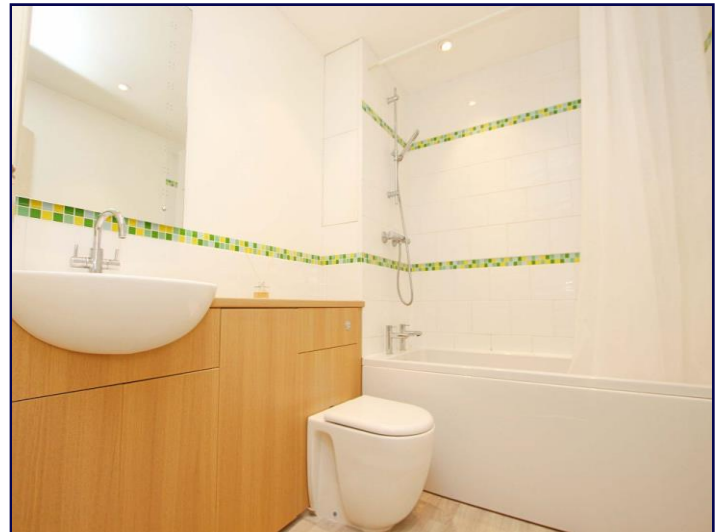


Muirfield Croft

Immingham
DN40 2JZ

Offers in the Region Of
£112,500

Crofts Estate Agents are pleased to bring to the market and being sold with NO FORWARD CHAIN, this two bedroom mid terraced property which is located in the popular town of Immingham. The property presents itself as a fantastic buy to let investment or first time purchase, with the home benefitting from open plan living to the rear, off road parking to the side and excellent road links. The town itself is well served by a range of local amenities including post office, shops, pubs and leisure centre. Internal viewing will reveal the lounge and open plan kitchen-conservatory. To the first floor there are two good size bedrooms, both with fitted wardrobes and a modern bathroom suite. Externally there are easy to maintain gardens to the front and rear with off road parking to the side. Viewings are highly recommended!



Lounge

13' 2" x 13' 10" (4.01m x 4.21m)

Situated at the front of the property, this cosy living room comprises of laminate flooring, radiator, possibility of under stairs storage and uPVC window to the front elevation.

Kitchen

8' 1" x 13' 8" (2.46m x 4.16m)

Open planned, this stylish kitchen benefits from double integral oven with 4 ring induction hob and extractor above, one and a half sink with drainer and built in wine cooler. There is also laminate flooring, LED lighting and plumbing for a washing machine.

Conservatory

8' 9" x 9' 10" (2.66m x 2.99m)

Open planned to the kitchen, this room benefits from laminate flooring, radiator, power, lighting, trim aspect uPVC windows and French doors opening out to the rear garden.

Bedroom 1

8' 2" x 13' 7" (2.49m x 4.14m)

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

Bedroom 2

6' 4" x 13' 7" (1.93m x 4.14m)

Bedroom two briefly comprises of carpeted flooring, radiator, built in wardrobe and uPVC window to the front elevation.

Bathroom

6' 6" x 7' 5" (1.98m x 2.26m)

Benefitting from a bath with shower above, WC, vanity basin, towel rail radiator, tiled walls and vinyl flooring.

External

The front of the property is mainly laid to lawn offering a good size front garden with foot path leading to the front door. The side of the property offers ample off road parking with side passage gate leading to the rear garden which is low maintenance.

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.

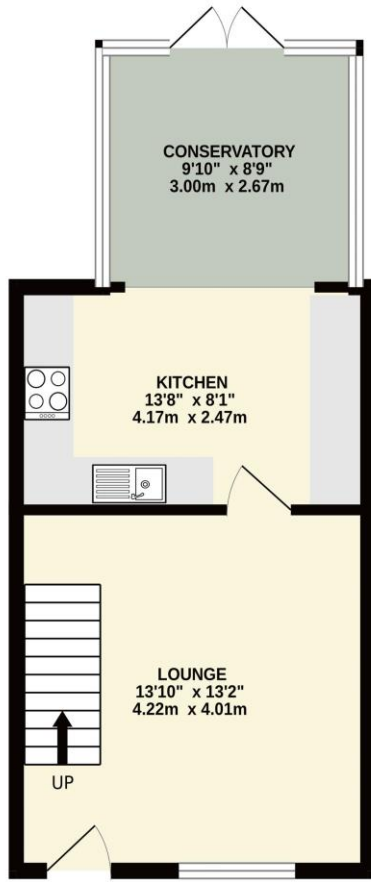
Mortgage and Financial Advice

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.

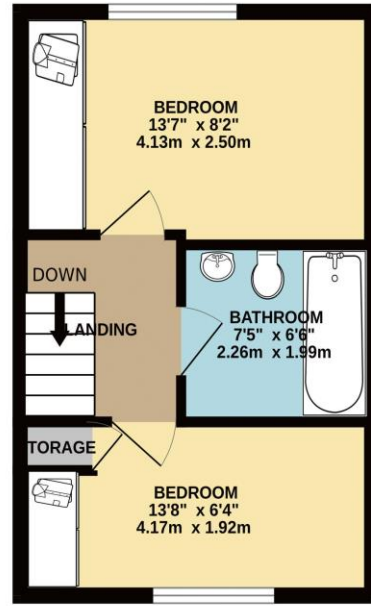
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GROUND FLOOR
378 sq.ft. (35.1 sq.m.) approx.

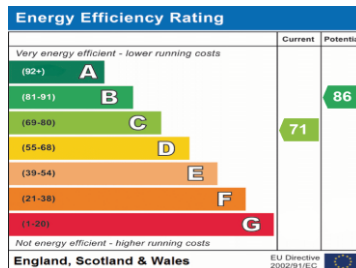


1ST FLOOR
291 sq.ft. (27.1 sq.m.) approx.



TOTAL FLOOR AREA : 669 sq.ft. (62.1 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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