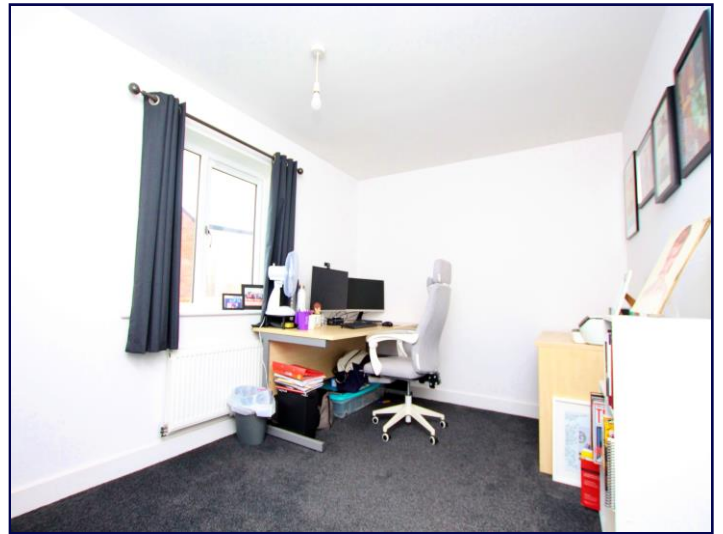
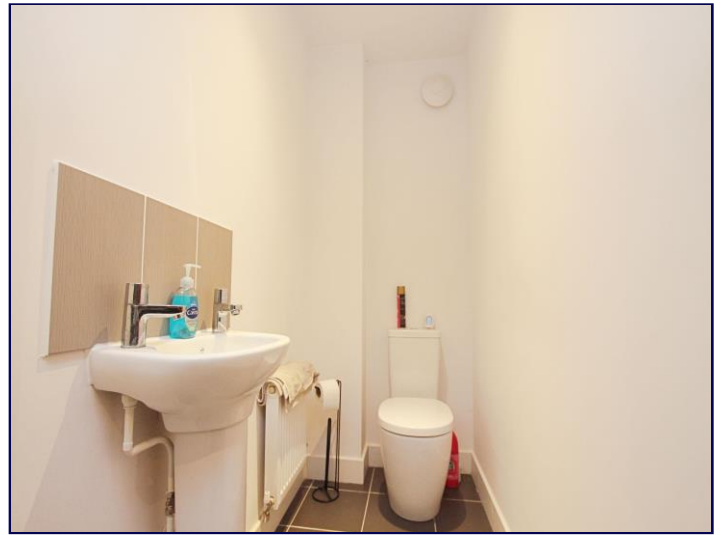




**Clower Lane
Healing
Healing
DN41 7AG**

**Offers in the Region Of
£146,950**

Crofts Estate Agents are excited to bring to the market and being sold with NO FORWARD CHAIN, this two bed mid terrace house, which is situated within a modern development in the highly popular village of Healing. The property, which was built in 2021, creates an ideal first time purchase, with the home benefitting from modern decor throughout, deceptively spacious living an off road parking. Internal viewing will reveal the lounge, kitchen-diner and WC. To the first floor there are two good size bedrooms and the bathroom. To the exterior of the property is off road parking for 2 vehicles, with the rear garden enjoying a low maintenance garden.



Lounge

12' 7" x 16' 0" (3.83m x 4.87m)

This modern reception room benefits from carpeted flooring, radiator and uPVC window to the front elevation.

Kitchen/Diner

12' 0" x 12' 7" (3.65m x 3.83m)

Located to the rear is the kitchen-diner which boasts a range of base and wall mounted units, integral oven with hob and extractor above, one and a half sink with drainer and plumbing for a washing machine. There is also uPVC window and door to the rear, radiator and LED lighting.

WC

Bedroom 1

12' 3" x 12' 7" (3.73m x 3.83m)

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

Bedroom 2

8' 11" x 12' 7" (2.72m x 3.83m)

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

Bathroom

5' 7" x 6' 10" (1.70m x 2.08m)

Benefitting from a bath with overhead shower, WC, vanity basin, vinyl flooring, part tiled walls, towel rail radiator and extractor fan.

Externally

To the exterior of the property is off road parking for 2 vehicles, with the rear garden enjoying a low maintenance garden. The rear garden can be accessed via the side passage and through the wooden gate.

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 B: 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.

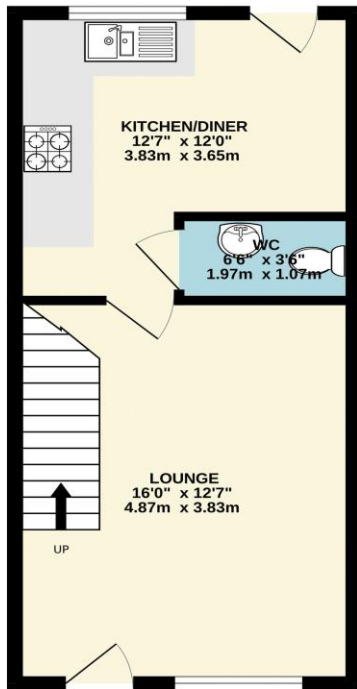
Mortgage and Financial Advice

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.

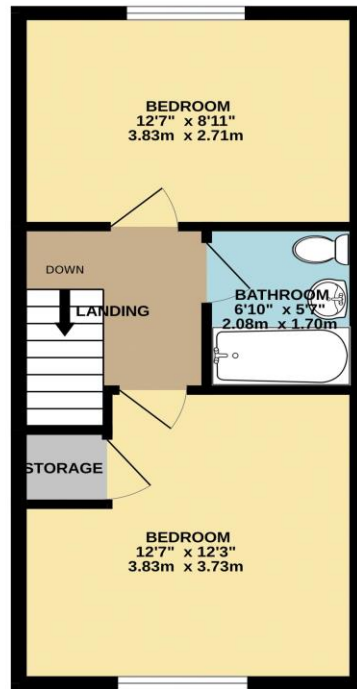
STATUTORY NOTICE: YOUR HOMES IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.



GROUND FLOOR
351 sq.ft. (32.6 sq.m.) approx.

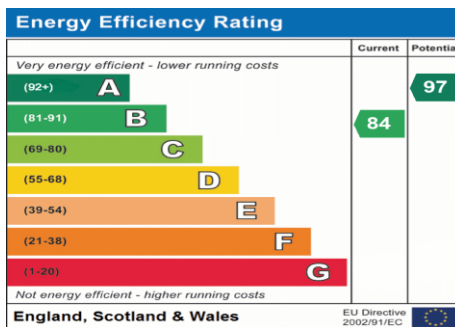


1ST FLOOR
351 sq.ft. (32.6 sq.m.) approx.



TOTAL FLOOR AREA: 702 sq.ft. (65.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, 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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