



39 Woodlands Avenue
Immingham
DN40 2JA

Offers in the Region Of
£184,995

Crofts Estate Agents are delighted to bring to the market this extended three bed semi detached house, situated in the popular town of Immingham. Occupying a fantastic corner plot, this home offers plenty of outdoor space, with the garden essentially a blank canvas for someone to put their mark on it. Extended to the rear, this home benefits from being within walking distance to Immingham town centre, easy access to A180/M180 and good public transport links with Humberside Airport and Habrough Train Station nearby. Internal viewing will reveal the entrance hallway, lounge, snug and spacious kitchen-diner. Heading to the first floor, there are three bedrooms, two being doubles and a bathroom with WC adjacent. Externally, there is ample off road parking with delightful front garden. The rear garden is fantastic and offers a large outdoor space with plenty of potential to develop. Viewings are highly recommended!



CROFTS ESTATE AGENTS

PASSIONATE ABOUT PROPERTY

IMMINGHAM

01469 564294

SALES LETTINGS NEW HOME SALES LAND PROPERTY MANAGEMENT AUCTIONS FINANCIAL ADVICE AND MORTGAGES ENERGY PERFORMANCE PROVIDER

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Email : immingham@croftsestateagents.co.uk
Website : www.croftsestateagents.co.uk

OFFICE HOURS

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



Lounge

12' 10" x 21' 4" (3.91m x 6.50m)

This spacious lounge benefits from carpeted flooring, gas fire, two radiators, tasteful decor and uPVC bay window to the front.

Snug

8' 10" x 9' 0" (2.69m x 2.74m)

Forming part of the extension to the rear, this generously sized sitting room, which can be accessed from the lounge, benefits from carpeted flooring, radiator, tasteful decor and uPVC window.

Kitchen

11' 6" x 19' 6" (3.50m x 5.94m)

Having been extended, this large kitchen-diner offers ample storage with a range of base and wall mounted units, range master oven with 6 ring gas hob and extractor above and Belfast sink. There is also tiled flooring, radiator, composite side door, tiled splash and dual aspect uPVC windows.

Bedroom 1

11' 9" x 12' 0" (3.58m x 3.65m)

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

Bedroom 2

8' 10" x 12' 0" (2.69m x 3.65m)

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

Bedroom 3

8' 6" x 8' 9" (2.59m x 2.66m)

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

Bathroom

5' 6" x 5' 7" (1.68m x 1.70m)

Benefitting from bath with shower above, basin, radiator, basin, towel rail radiator, extractor fan and uPVC window to the rear elevation. The WC is also adjacent.

Externally

Occupying a large corner plot this property offers fantastic outdoor space with delightful garden to the front, ample off road parking and detached garage. The rear garden is brilliant, offering essentially a blank canvas for the next owner to put their mark on it.



Immingham 01469 564294

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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 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.

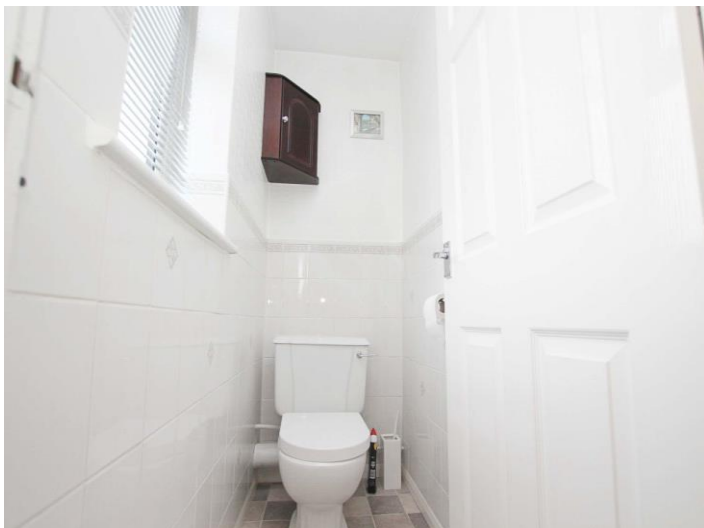
Property Management

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

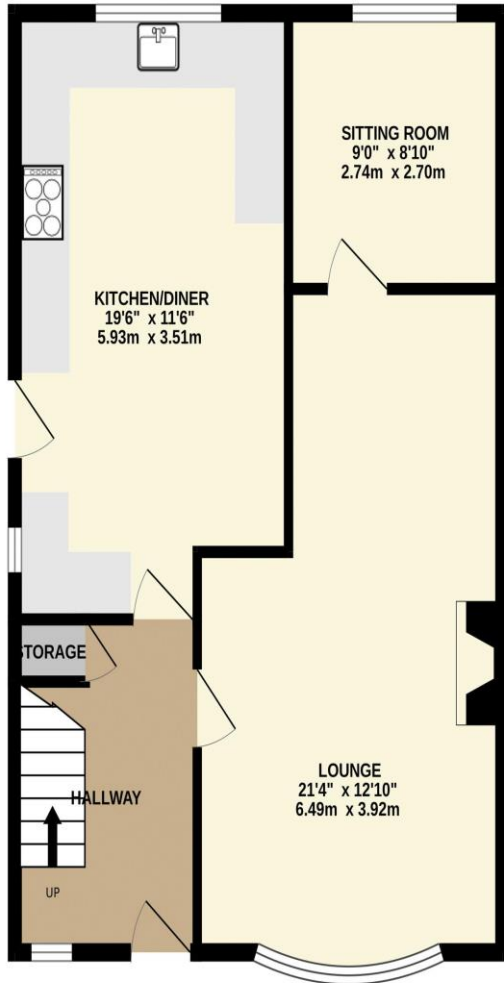
With access to a range of mortgage products, Crofts Estate Agents Immingham in connection with Forge Financial Solutions Ltd will help you find the best mortgage to suit your needs. Forge Financial Solutions Ltd will act on your behalf in advising you on mortgages and other financial matters.

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

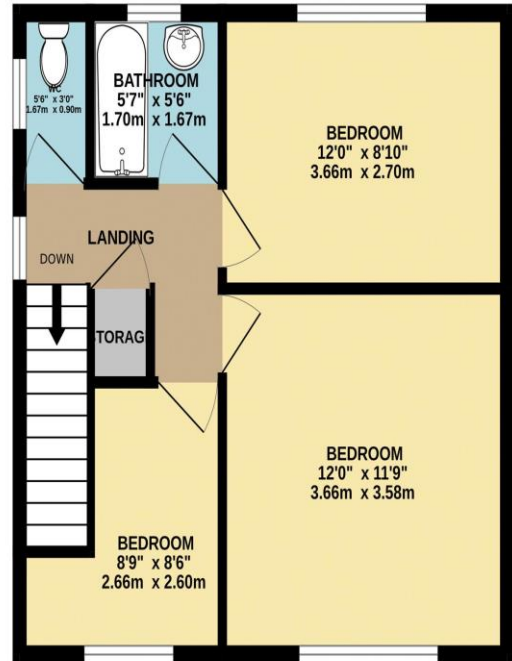




GROUND FLOOR
616 sq.ft. (57.3 sq.m.) approx.



1ST FLOOR
423 sq.ft. (39.3 sq.m.) approx.



TOTAL FLOOR AREA: 1039 sq.ft. (96.5 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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