



CROFTS ESTATE AGENTS

PASSIONATE ABOUT PROPERTY

IMMINGHAM

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



Townside
East Halton
East Halton
DN40 3NL

Offers in the Region Of
£240,000

Crofts Estate Agents are pleased to present to the market this large four bed detached house, which is situated in the village of East Halton. Suited to a family, this property provides plenty of room to grow with spacious living throughout the accommodation, with viewings essential, in order to appreciate. Ideally positioned with excellent road links connecting nearby town's and villages, easy access to the A180 and only a short drive from Humberside Airport and Habrough Train Station. Internal viewing will reveal a spacious entrance area, then the lounge, dining room, kitchen with utility and study. Heading inside the property will reveal the large entrance hallway, lounge, study, kitchen-diner and workshop/dining room. To the first floor there is four bedrooms, all being doubles and a modern four piece bathroom suite. Externally, there is ample off road parking with garage and low maintenance garden to the rear. The property also benefits from uPVC double glazing and gas central heating.

Address : 21 Kennedy Way, Immingham, DN40 2AB
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



Entrance Hall

Entering into the property reveals a window to the side elevation, uPVC door and carpeted flooring.

Lounge

12' 11" x 16' 0" (3.94m x 4.87m)

Benefitting from carpeted flooring, radiator and dual aspect uPVC windows, which allow plenty of natural daylight to enter.

Kitchen

11' 2" x 15' 11" (3.40m x 4.86m)

The kitchen has a uPVC window and door to the rear elevation, tiled floor and a range of fitted units with complimentary tiling, a one and a half sink and drainer and plumbing for a dish washer. Adjacent to the kitchen is the utility room.

Utility room

4' 5" x 8' 2" (1.34m x 2.50m)

The utility room has an opaque window to the side elevation and plumbing for a washing machine.

Study

6' 11" x 8' 2" (2.12m x 2.49m)

The study has laminate flooring, radiator and uPVC window to the side elevation.

Bedroom One

12' 11" x 15' 11" (3.94m x 4.85m)

Bedroom one has a uPVC window to the front elevation, tasteful decor with feature wall, carpeted flooring and radiator.

Bedroom Two

14' 9" x 8' 11" (4.50m x 2.71m)

Bedroom two has dual aspect uPVC windows to the front and side elevation, carpeted flooring and radiator.

Bedroom Three

15' 10" x 9' 1" (4.82m x 2.76m)

Bedroom three has a uPVC window to the side elevation, laminate floor and a radiator.

Bedroom Four

11' 3" x 15' 11" (3.42m x 4.85m)

Bedroom four has a uPVC window to the rear elevation, carpeted flooring and a radiator.

Bathroom

11' 9" x 8' 2" (3.59m x 2.48m)

Recently upgraded, this modern bathroom benefits from a corner bath, shower cubicle, WC and vanity basin. There is also laminate flooring, aqua boarding to the walls, radiator and uPVC window to the side elevation.

Outside

The front garden is enclosed by perimeter brick walls and offers off road parking for multiple vehicles. Further parking, if required is found to the side of the property and the rear garden is mainly low maintenance.

Workshop

25' 4" x 8' 11" (7.72m x 2.72m)

The dining room has a window to the side elevation and a radiator.

Garage

A large garage which has a window and up and over door.

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 D: 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.

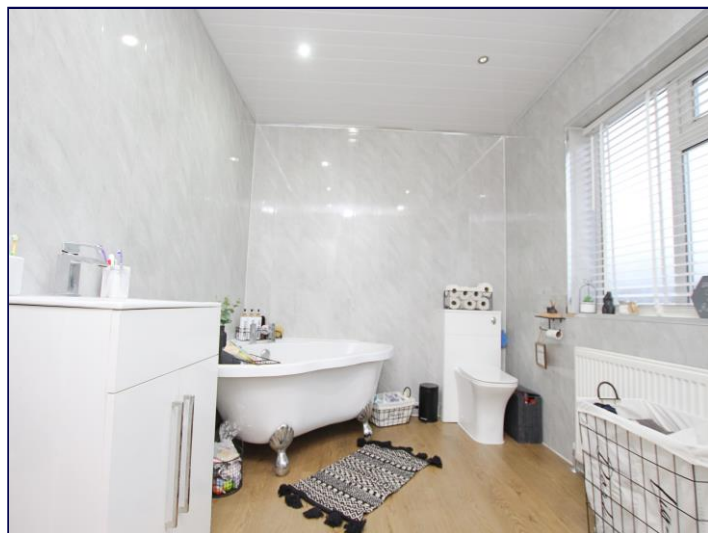
Property Management

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.



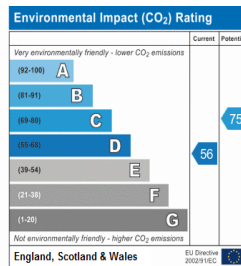
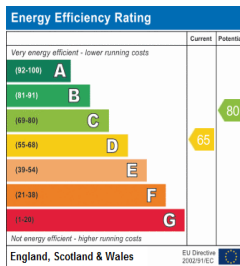
GROUND FLOOR
82.0 sq.m. (883 sq.ft.) approx.

1ST FLOOR
81.9 sq.m. (882 sq.ft.) approx.



TOTAL FLOOR AREA : 163.9 sq.m. (1765 sq.ft.) 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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Address:
The Haven, Townside, East Halton, DN40 3NL

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