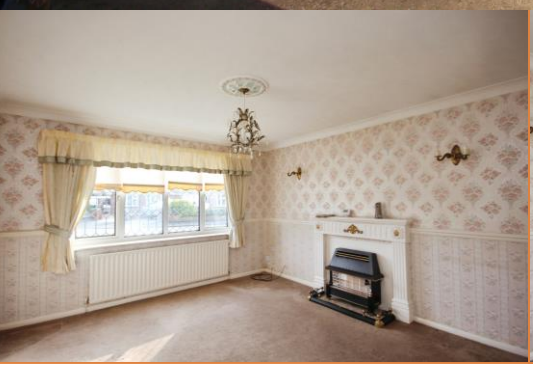








10 Hamish Walk
Immingham
DN40 1PP

Offers in the Region Of £139,950

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









Lounge/Diner
11' 8" x 20' 2" (3.55m x 6.14m)
This open plan lounge-diner comprises of carpeted flooring, radiator, neutral decor and dual aspect uPVC windows.

Kitchen
8' 3" x 10' 4" (2.51m x 3.15m)
Benefitting from base and wall mounted units, one and a half sink, radiator, tiled flooring, tiled splash back, neutral decor and uPVC window and door to the side elevation.

Bedroom 1
8' 3" x 12' 4" (2.51m x 3.76m)
Bedroom one briefly comprises of carpeted flooring, radiator, built in wardrobes and uPVC window to the front elevation.

Bedroom 2
8' 2" x 9' 1" (2.49m x 2.77m)
Bedroom two briefly comprises of carpeted flooring, radiator, neutral decor and uPVC window to the rear elevation.

Bedroom 3/sitting room
9' 1" x 11' 9" (2.77m x 3.58m)
Found at the rear of the property is this versatile room which creates an ideal third bedroom or sitting room.

Bathroom
4' 10" x 5' 6" (1.47m x 1.68m)
Benefitting from a bath with shower above, WC, basin, vinyl flooring and uPVC window to the side elevation.

Externally

Outside there are well maintained gardens to the front and rear, ample off road parking and single garage.

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.

Broadband and Telecom Communications
Broadband and mobile speeds and availability can be assessed via the Ofcoms checker website.
https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker

Viewings
Please contact the relevant marketing office, all viewings are strictly by appointment only please.

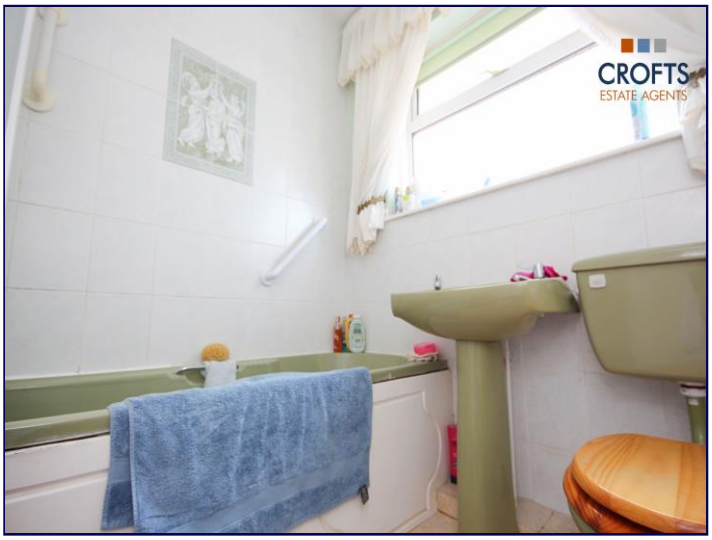
Council Tax Information
Band B: To confirm council tax banding for this property please view the website- www.voa.gov.uk/cti

Mortgage Services
Our Mortgage Services Consultants can help you explore your mortgage and protection options by providing clear guidance on the home-buying process, including the costs involved and advice on how much you can afford to borrow. They can also help you find the right mortgage by comparing thousands of deals from a panel of high street and specialist lenders.

Any fees payable will be explained in your initial no-obligation appointment, before you choose whether to use our Mortgage Services.

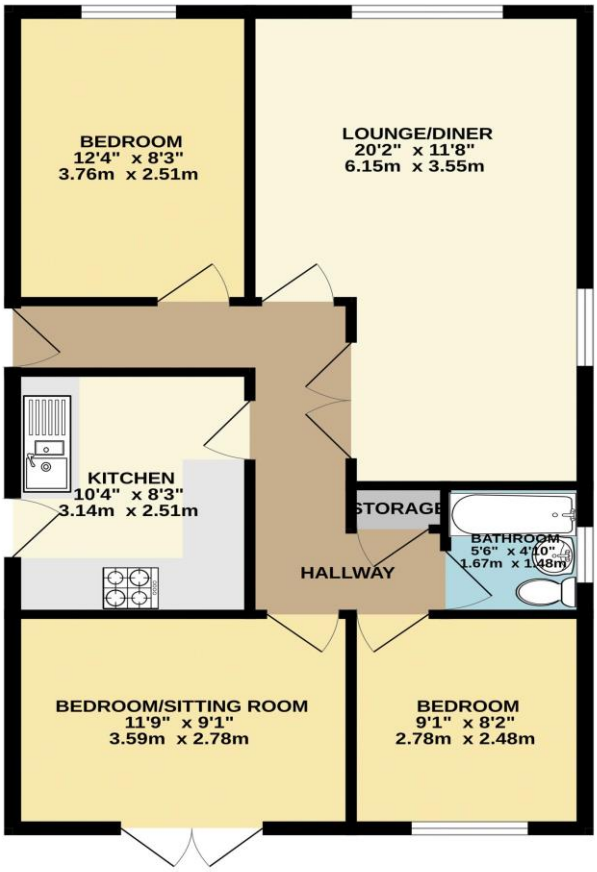
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We offer a free valuation with no obligation, just call the relevant office, or visit www.croftsestateagents.co.uk seven days a week to arrange your free valuation.

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.





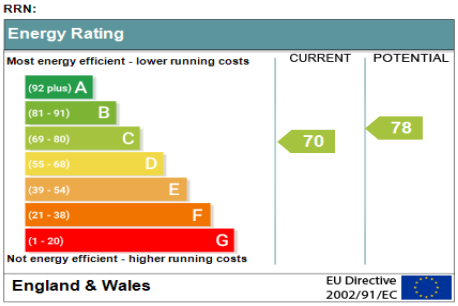
GROUND FLOOR
692 sq.ft. (64.3 sq.m.) approx.



TOTAL FLOOR AREA : 692 sq.ft. (64.3 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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Address: 10 Hamish Walk, IMMINGHAM, DN40 1PP
RRN:



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