



# CROFTS ESTATE AGENTS

PASSIONATE ABOUT PROPERTY

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



2 Hadleigh Road  
Immingham  
DN40 1EZ

**Offers in the Region Of  
£79,950**

Crofts Estate Agents of Immingham and surrounding area's are pleased to bring to the market and being sold with NO FORWARD CHAIN this three bed end link house, situated in the popular port town of Immingham. The property is positioned on a rather large plot and benefits from off road parking, excellent road links and is nearby to plenty of local amenities. The property which is part finished, allowing the next owner to put their stamp on it, briefly comprises of porch, lounge-diner and kitchen. To the first floor there are three bedrooms and a modern bathroom suite. Externally, there are gardens to the front and rear, along with off road parking.

CLEETHORPES: 62 St Peters Avenue, Cleethorpes, DN35 8HP

IMMINGHAM: 21 Kennedy Way, Immingham, DN40 2AB

LOUTH: 3 Market Place, Louth, LN11 9NR

Email: Cleethorpes:

Email: Immingham :

Email: Louth :

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[www.croftsestateagents.co.uk](http://www.croftsestateagents.co.uk)

9' 10" x 21' 8" (2.99m x 6.60m)

8' 10" x 21' 8" (2.69m x 6.60m)

10' 2" x 12' 4" (3.10m x 3.76m)

7' 8" x 9' 4" (2.34m x 2.84m)

5' 10" x 15' 9" (1.78m x 4.80m)

5' 10" x 10' 11" (1.78m x 3.32m)

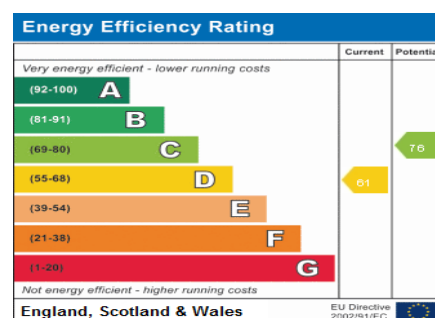
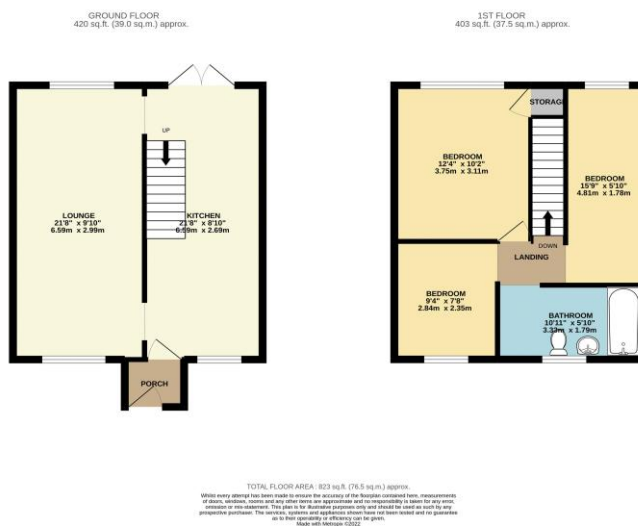
Believed to be Freehold, awaiting solicitors' formal confirmation.  
All interested parties are advised to make their own enquiries.

All mains services are understood to be connected. Crofts have not inspected or tested any of the services or service installations & purchasers should rely on their own survey.

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

Band A: To confirm council tax banding for this property please view the website [www.voa.gov.uk/cti](http://www.voa.gov.uk/cti)

We offer free valuations, property management, energy performance provider and mortgage advice with no obligation. Please contact the relevant office for further details



**DISCLAIMER** - Although we have taken care to insure the accuracy of the information contained in these particulars, we specifically deny liability for any mistakes, omissions or errors and strongly advise that all proposed purchasers should satisfy themselves by inspection or otherwise, as to their correctness, prior to entering into any commitment to purchase. In particular any information provided in respect of tenure, council tax, rateable values etc has been given in good faith and whilst believed to be correct, may be subject to amendment. Any references to the condition, use or appearance of the property are made for guidance only, and no warranties are given or implied by this information. It is not Crofts policy to check the position with regards to any planning permission or building regulation matters and as such all interested parties are advised to make their own enquiries, in order to ensure that any necessary consents have been obtained. All measurements are for guidance only and cannot be relied upon. Measurements are taken from wall to wall unless otherwise stated. Any plans or maps contained are for identification purpose only, and are not for any other use but guidance & illustration. Crofts have not tested any fixtures, fittings or services including central heating systems and cannot therefore verify that they are in working order, or fit for their intended purpose. These details do not form any part of any contract, and unless specifically stated otherwise, furnishings and contents are not included within this sale.