

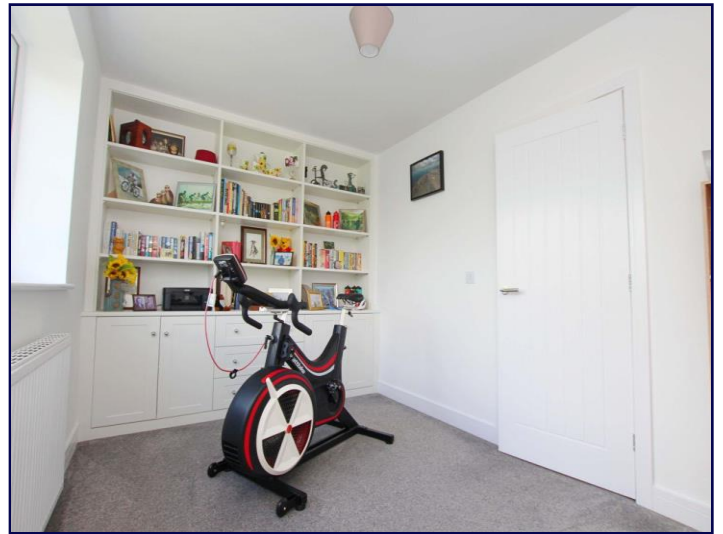


## Waterworks Street

Immingham  
DN40 1AT

Offers in the Region Of  
£120,000

Set within this modern development and benefitting from the remainder of its NHBC warranty is this deceptively spacious two bed semi detached house, situated in the popular port town of Immingham. Ideally suited to first time buyers or buy to let investors, this home is beautifully presented and is turn key ready. The town itself offers plenty with a range of shops, pubs, takeaways and doctors and dentist surgery. There is also good schools for children of all ages. Internal viewing will reveal the entrance porch, lounge, kitchen and WC. To the first floor there are two good bedrooms and the family bathroom. Externally there is off road parking to the front and a side passage leading to the well maintained rear garden.



### Lounge

12' 10" x 21' 8" (3.91m x 6.60m)

This deceptively spacious living area benefits from neutral decor, radiator, soft under foot carpeted flooring and patio doors to the rear.

### Kitchen

6' 2" x 12' 4" (1.88m x 3.76m)

Carefully designed to utilise every inch of space, this modern kitchen benefits from base and wall mounted units, integrated fridge-freezer, integrate oven with hob and extractor above, LVT flooring, tiled splashback, LED lighting and uPVC window.

### WC

3' 4" x 6' 1" (1.02m x 1.85m)

### Bedroom 1

11' 10" x 12' 10" (3.60m x 3.91m)

Bedroom one briefly comprises of carpeted flooring, radiator, neutral decor, built in mirror wardrobes and two uPVC windows to the front elevation.

### Bedroom 2

8' 6" x 12' 10" (2.59m x 3.91m)

Bedroom two briefly comprises of carpeted flooring, neutral decor, radiator, built in storage with book shelving and uPVC window to the rear elevation.

### Bathroom

6' 2" x 7' 5" (1.88m x 2.26m)

The family bathroom benefits from a bath with shower above, WC, basin, vinyl flooring, part tiled walls, LED lighting and uPVC window to the side elevation.

### Externally

The front offers a paved driveway with off road parking. Heading through the side passage leads you into the rear garden which is well maintained with set in lawn, patio and space for a shed. The rear garden is a lovely sun trap and ideal for soaking up the sun on a warm summers day.

**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 A: To confirm council tax banding for this property please view the website- [www.voa.gov.uk/cti](http://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](http://www.croftsestateagents.co.uk) seven days a week to arrange your free valuation.

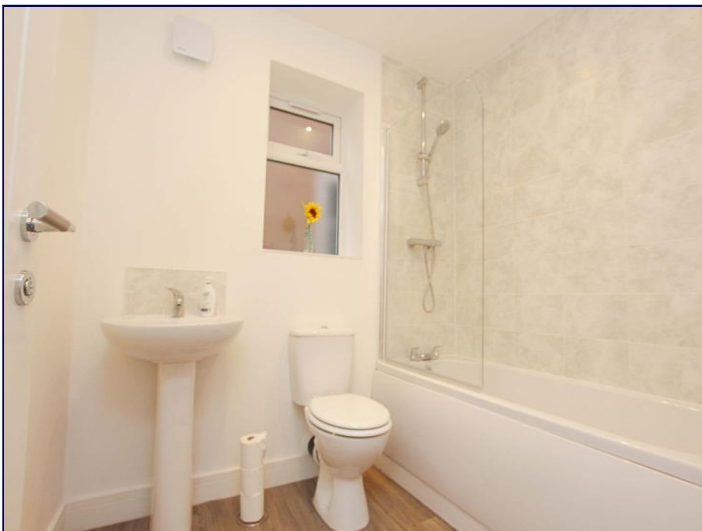
**Property Management**

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.

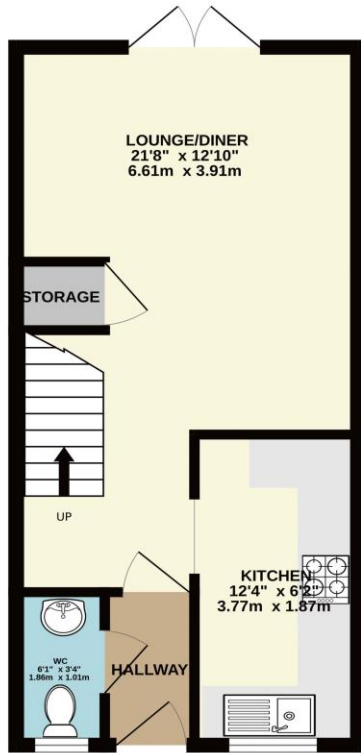
**Mortgage and Financial Advice**

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.

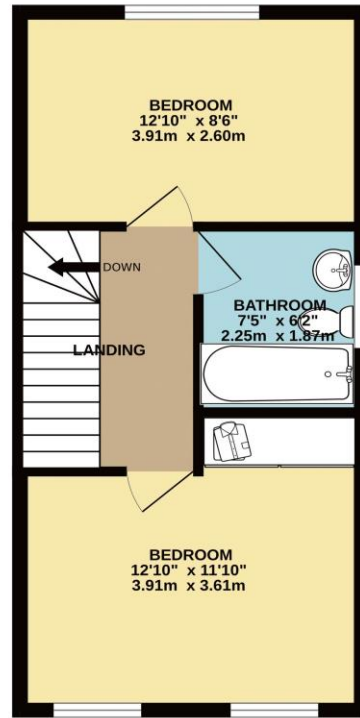
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GROUND FLOOR  
356 sq.ft. (33.1 sq.m.) approx.

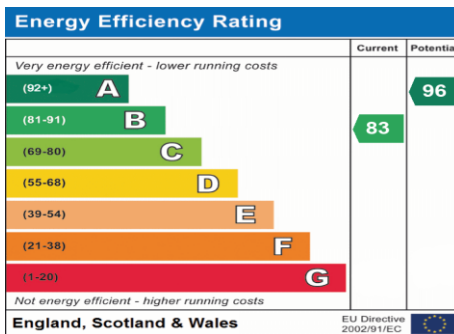


1ST FLOOR  
356 sq.ft. (33.1 sq.m.) approx.



TOTAL FLOOR AREA: 712 sq.ft. (66.2 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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