



Pelham Road

Immingham
DN40 1AB

Offers in the Region Of
£139,950

Located nearby to a variety of amenities is this beautifully presented three bed semi detached house, which is found within the popular port town of Immingham. Ideally suited to a first time buyer, this home boasts spacious living throughout, ample off road parking and is only a short drive from the A180. The town itself is well served by shops, pubs, leisure centre and good schools for children of all ages. Internal viewing is essential in order to fully appreciate this lovely home and doing so will reveal the entrance hallway, lounge, kitchen-diner and conservatory. To the first floor there are three good size bedrooms and a modern shower room. Externally, there is ample off road parking with detached garage and delightful gardens to the front and rear.

OFFICE HOURS



Lounge

13' 3" x 14' 0" (4.04m x 4.26m)

This spacious reception room comprises of carpeted flooring, radiator, coving, neutral decor and a walk in bay window to the front.

Kitchen/Diner

9' 11" x 17' 0" (3.02m x 5.18m)

Open planned, this spacious kitchen diner benefits from a lovely fully fitted kitchen with base and wall mounted units, integral oven, hob with extractor above, 1 and a half composite sink with drainer and plumbing for a washing machine. There is also vinyl flooring, uPVC window to the side and access into the conservatory.

Conservatory

7' 5" x 14' 10" (2.26m x 4.52m)

Benefitting from carpeted flooring, power, lighting, uPVC windows and a side and rear door.

Bedroom 1

10' 11" x 13' 3" (3.32m x 4.04m)

Bedroom one briefly comprises of bay window to the front, neutral decor, coving, carpeted flooring and radiator.

Bedroom 2

8' 4" x 9' 11" (2.54m x 3.02m)

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

Bedroom 3

7' 3" x 8' 8" (2.21m x 2.64m)

Bedroom three briefly comprises of carpeted flooring, neutral decor, radiator and uPVC window to the rear elevation.

Shower Room

6' 0" x 7' 10" (1.83m x 2.39m)

This modern shower suite benefits from a large walk in shower with glass screen, WC, vanity basin, vinyl flooring, LED lighting, radiator and uPVC window to the front elevation.

Externally

To the front there is a delightful front garden, long concrete driveway providing ample off road parking and detached garage to the rear. The garage has power, lighting and a electric roller door. The rear garden is a good size and again is delightfully presented, with set in lawn, pergola and fencing around the perimeter.

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

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.

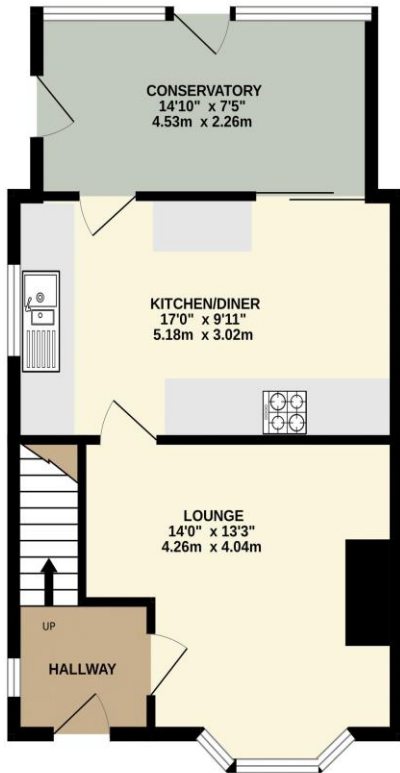
Mortgage and Financial Advice

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.

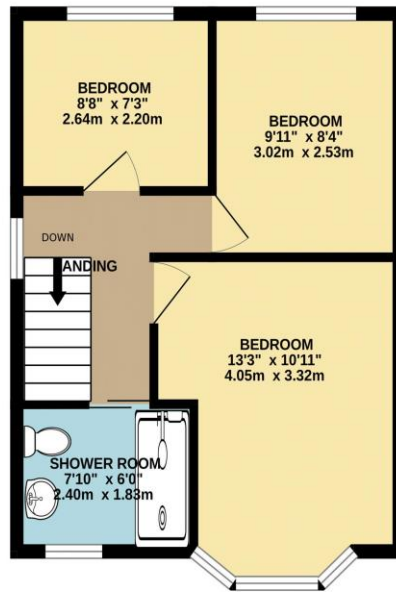
STATUTORY NOTICE: YOUR HOMES IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.



GROUND FLOOR
480 sq.ft. (44.6 sq.m.) approx.



1ST FLOOR
379 sq.ft. (35.2 sq.m.) approx.



TOTAL FLOOR AREA : 859 sq.ft. (79.8 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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