



Pamela Road
Immingham
Immingham
DN40 1EB

Offers in the Region Of
£85,000

Being sold with NO FORWARD CHAIN, this deceptively spacious three bed semi detached house comes with viewings highly recommended. Situated in the popular port town of Immingham, this property is priced to sell and is ideally suited to first time buyers or investors. The home requires a scheme of modernisation, but benefits from off road parking, nearby amenities and is only a short commute to the A180 and Grimsby. Internal viewing will reveal the entrance hallway, lounge, kitchen-diner and storage area which is adjacent to the kitchen. To the first floor there are two good size bedrooms, modern shower suite and separate WC. Externally there are good size gardens to the front and rear which have been well maintained with driveway to the side and garage.



Lounge

12' 7" x 14' 9" (3.83m x 4.49m)

Benefitting from carpeted flooring, radiator, coving, neutral decor and walk in bay window.

Kitchen/Diner

11' 5" x 17' 4" (3.48m x 5.28m)

Located to the rear of the property is the kitchen diner which comprises of carpeted flooring, base and wall mounted units, sink with drainer, plumbing for a washing machine, neutral decor and uPVC window to the rear elevation.

Bedroom 1

9' 5" x 17' 4" (2.87m x 5.28m)

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

Bedroom 2

11' 4" x 11' 5" (3.45m x 3.48m)

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

Shower Room

5' 3" x 5' 0" (1.60m x 1.52m)

This modern shower suite benefits from a large walk in shower with glass screen, vanity basin, vinyl flooring, radiator, LED lighting and tiled walls to the majority.

WC

2' 7" x 5' 3" (0.79m x 1.60m)

Situated adjacent to the shower room at the top of the stairs.

External

Externally there is off road parking with garage to the rear and well maintained gardens to the front and rear.

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.

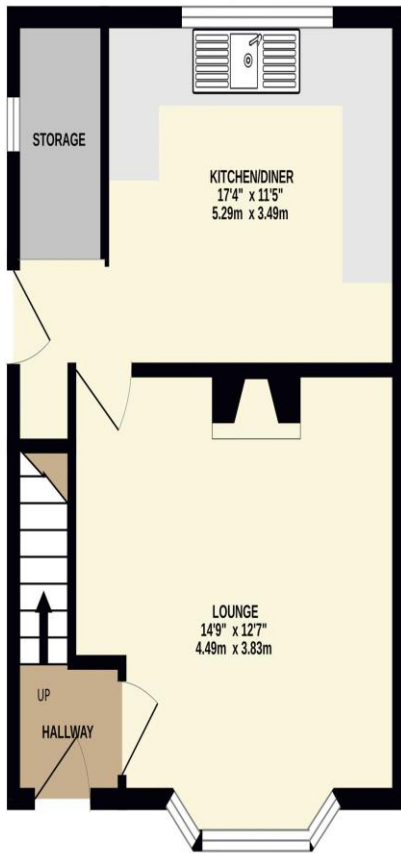
Mortgage and Financial Advice

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.

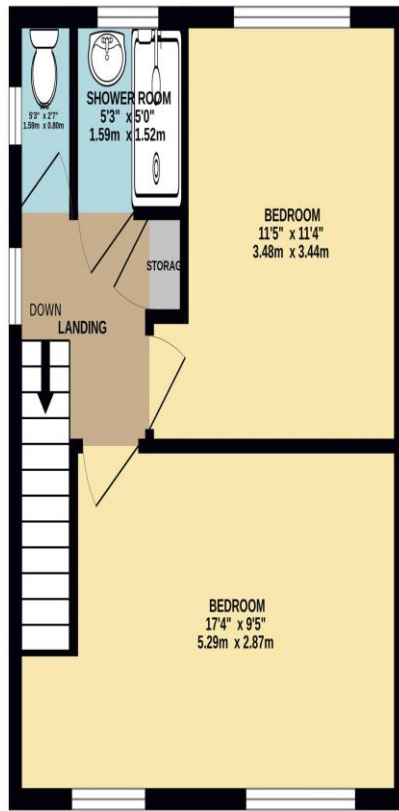
STATUTORY NOTICE: YOUR HOMES IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.



GROUND FLOOR
362 sq.ft. (33.6 sq.m.) approx.



1ST FLOOR
362 sq.ft. (33.6 sq.m.) approx.



TOTAL FLOOR AREA : 724 sq.ft. (67.2 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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