



**Brewster Avenue  
Immingham  
Immingham  
DN40 1DN**

**Offers in the Region Of  
£120,000**

Being sold with NO FORWARD CHAIN is this deceptively spacious three bedroom semi detached house, which is found within the popular port town of Immingham. Occupying a corner plot, this property is well positioned with a wide range of shops, takeaway's and pubs all within walking distance. Nearby are also good schools for children of all ages. The property does require modernisation, but offers itself as a great project home, with plenty of scope. Internal viewing will reveal the entrance hallway, WC, lounge-diner and kitchen. Heading to the first floor you will find three bedrooms, two being doubles and the bathroom suite. Outside there is off road parking with well maintained gardens to the front, rear and side. Early viewing is recommended to avoid disappointment.



### Lounge

12' 11" x 20' 10" (3.93m x 6.35m)

Open planned, this room benefits from carpeted flooring, two radiators and uPVC windows to the front and rear elevation.

### Kitchen

9' 9" x 10' 7" (2.97m x 3.22m)

Benefitting from base and wall mounted units, tiled splashback, one and a half sink with drainer, gas supply for a freestanding oven, vinyl flooring and uPVC window to the rear.

### Bedroom 1

12' 4" x 13' 3" (3.76m x 4.04m)

Bedroom one briefly comprises of carpeted flooring, radiator and uPVC window to the front elevation.

### Bedroom 2

8' 6" x 13' 3" (2.59m x 4.04m)

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

### Bedroom 3

8' 4" x 8' 4" (2.54m x 2.54m)

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

### Bathroom

5' 5" x 5' 9" (1.65m x 1.75m)

To the first floor the bathroom consists of a bath, basin, tiled walls and uPVC window to the rear elevation. The WC is located to the ground floor.

### Externally

Outside there is off road parking with well maintained gardens to the front, rear and side.



**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.

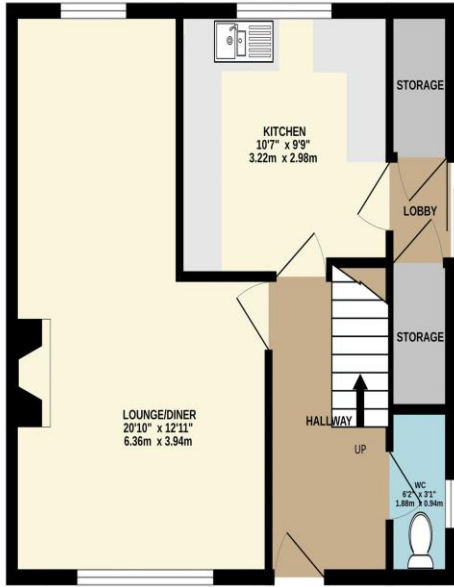
**Mortgage and Financial Advice**

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.

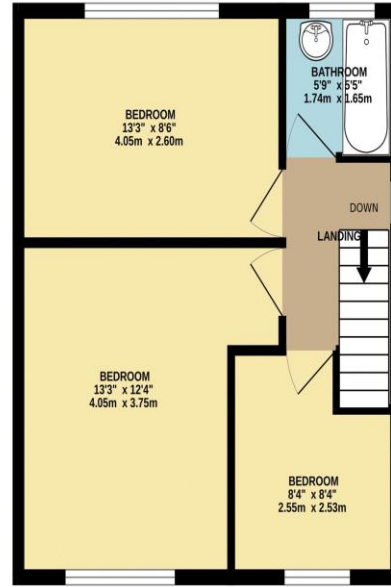
*STATUTORY NOTICE: YOUR HOMES IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.*



GROUND FLOOR  
454 sq.ft. (42.2 sq.m.) approx.



1ST FLOOR  
396 sq.ft. (36.8 sq.m.) approx.



TOTAL FLOOR AREA : 851 sq.ft. (79.0 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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