



## Battery Street

Immingham  
DN40 1AY

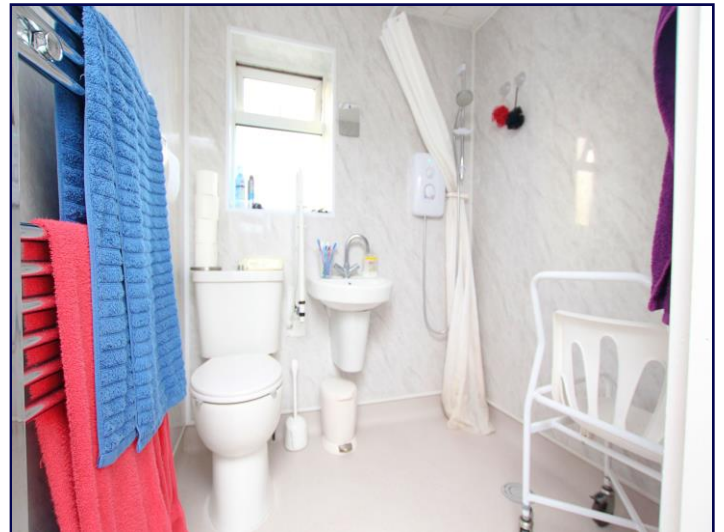
Offers in the Region Of  
£123,500

Crofts Estate Agents are pleased to bring to the market this three bed semi detached house, situated in the popular port town of Immingham. Having recently undergone a scheme of modernisation, this home is ideal for someone looking to get their foot firmly on the property ladder. Internal viewing will reveal the entrance hallway, lounge-diner, kitchen, WC and storage area to the side. Heading to the first floor there are three bedrooms, two being doubles and a wet room. Externally there is ample off road parking and gardens to the front and rear. Viewing is a must in order to truly appreciate this lovely home.

Address : 21 Kennedy Way, Immingham, DN40 2AB  
Email : [immingham@croftsestateagents.co.uk](mailto:immingham@croftsestateagents.co.uk)  
Website : [www.croftsestateagents.co.uk](http://www.croftsestateagents.co.uk)

### OFFICE HOURS

Mon to Fri 9am to 5.30pm (Tuesday opening 9.30am)  
Saturday 9am to 3pm  
Sunday Closed



### Lounge

10' 11" x 12' 11" (3.32m x 3.93m)

Open planned to the dining area, the main reception room benefits from laminate flooring, neutral decor, radiator and uPVC window.

### Dining area

8' 5" x 9' 5" (2.56m x 2.87m)

Neutrally decorated, the dining room briefly consists of carpeted flooring, radiator and uPVC window.

### Kitchen

9' 5" x 10' 5" (2.87m x 3.17m)

Benefitting from a range of base and wall mounted units, 1 and a half sink and drainer, vinyl flooring and uPVC window. There is also plumbing for a washing machine.

### Bedroom 1

11' 4" x 13' 5" (3.45m x 4.09m)

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

### Bedroom 2

9' 0" x 13' 5" (2.74m x 4.09m)

Bedroom two, which is also a double, briefly comprises of carpeted flooring, radiator, coving and uPVC window to the rear elevation.

### Bedroom 3

7' 1" x 8' 1" (2.16m x 2.46m)

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

### Wet room

5' 6" x 5' 11" (1.68m x 1.80m)

### Externally

Benefitting from, generous size gardens to the front and rear, ample off road parking.

**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.

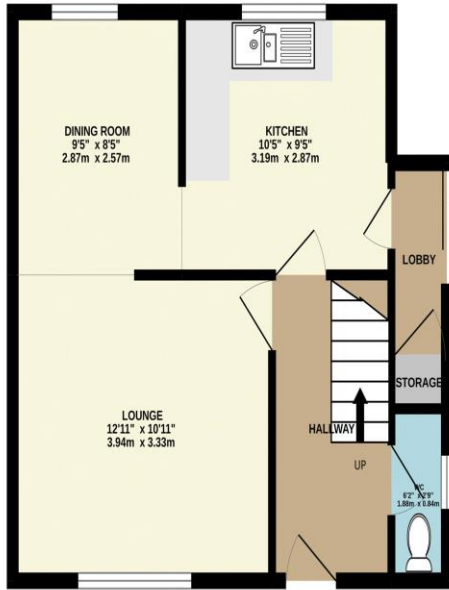
**Mortgage and Financial Advice**

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.

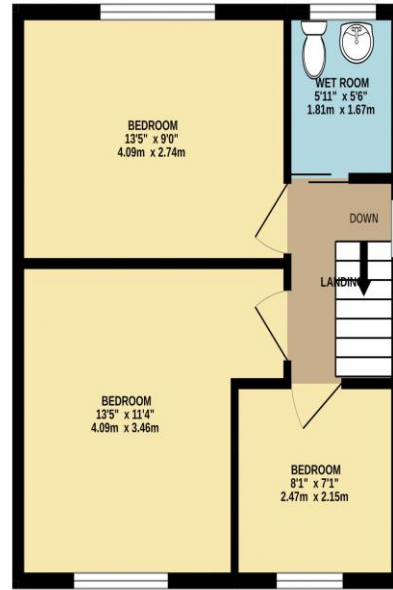
*STATUTORY NOTICE: YOUR HOMES IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.*



GROUND FLOOR  
426 sq.ft. (39.5 sq.m.) approx.

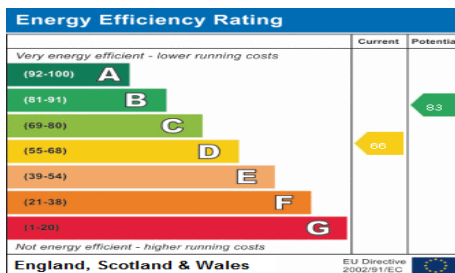


1ST FLOOR  
384 sq.ft. (35.7 sq.m.) approx.



TOTAL FLOOR AREA: 810 sq.ft. (75.3 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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