



CROFTS ESTATE AGENTS

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IMMINGHAM

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SALES LETTINGS NEW HOME SALES LAND PROPERTY MANAGEMENT AUCTIONS FINANCIAL ADVICE AND MORTGAGES ENERGY PERFORMANCE PROVIDER



11 Helen Crescent
Immingham
DN40 2EB

Offers in the Region Of
£155,000

Being sold with NO FOWARD CHAIN, is this well presented three bed semi detached house, nestled in the popular port town of Immingham. Having been extended to the rear, this spacious family home offers three reception rooms, upgraded shower suite and ample off road parking. The town itself is well served by a range of amenities, good schools for children of all ages and is only a short drive from Habrough Train Station and the A180. Internal viewing will reveal the entrance hallway, lounge, dining room, snug and large kitchen. To the first floor there is three bedrooms, two being doubles and a modern shower room. Outside there is ample off road parking and manicured gardens to the front and rear.

Address : 21 Kennedy Way, Immingham, DN40 2AB
Email : immingham@croftsestateagents.co.uk
Website : www.croftsestateagents.co.uk

OFFICE HOURS

Mon to Fri
Saturday
Sunday

9am to 5.30pm (Tuesday opening 9.30am)
9am to 3pm
Closed



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Lounge

11' 5" x 10' 7" (3.48m x 3.22m)

Benefitting from carpeted flooring, modern decor, gas fire, radiator, coving and uPVC window to the front.

Dining Room

9' 9" x 7' 9" (2.97m x 2.36m)

The second of the reception rooms, is this lovely dining room which boasts light decor with carpeted flooring, radiator and coving.

Snug

6' 2" x 8' 11" (1.88m x 2.72m)

Found at the rear of the property is the snug, which looks out to the delightful rear garden. The room comprises of tiled flooring, radiator, coving, modern decor and French Doors which open out to the rear garden.

Kitchen

15' 11" x 8' 0" (4.85m x 2.44m)

This extended galley kitchen benefits from a mixture of base and wall mounted units, breakfast bar area, one and a half sink with drainer and freestanding oven. There is also plumbing for a washing machine, vinyl flooring, radiator, uPVC side door and dual aspect uPVC windows.

Bedroom 1

11' 5" x 10' 7" (3.48m x 3.22m)

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

Bedroom 2

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

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

Bedroom

3

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

Shower Room

8' 4" x 6' 10" (2.54m x 2.08m)

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

External

To the front there is a beautiful garden with a mixture of flower beds and laid to lawn. There is also a long driveway creating ample off road parking. The rear garden is well established, with a mixture

of flowers and laid to lawn, patio area ideal for alfresco dining and fencing around the perimeter.



Tenure

Believed to be , 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 and 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.

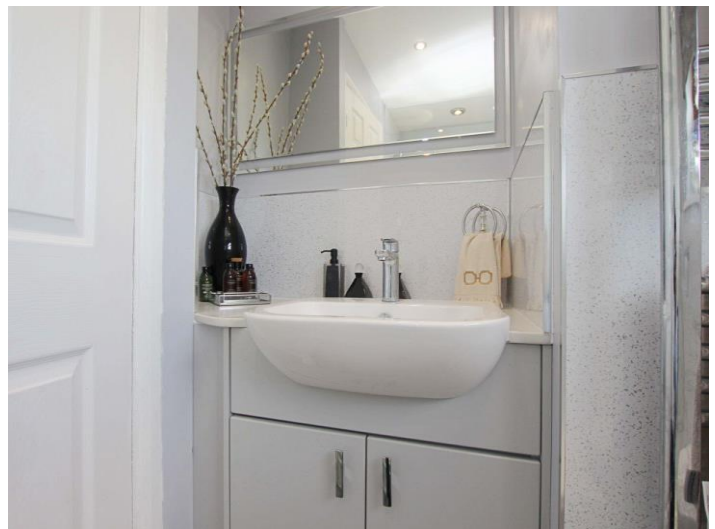
Property Management

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

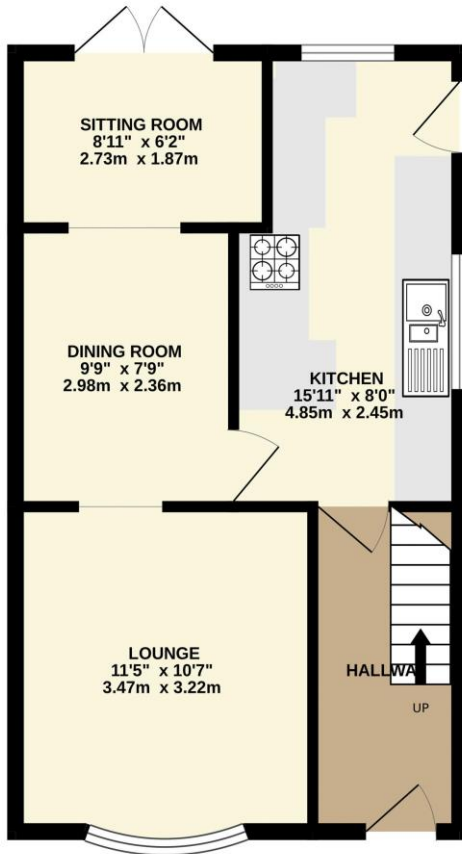
With access to a range of mortgage products, Crofts Estate Agents Immingham in connection with Forge Financial Solutions Ltd will help you find the best mortgage to suit your needs. Forge Financial Solutions Ltd will act on your behalf in advising you on mortgages and other financial matters.

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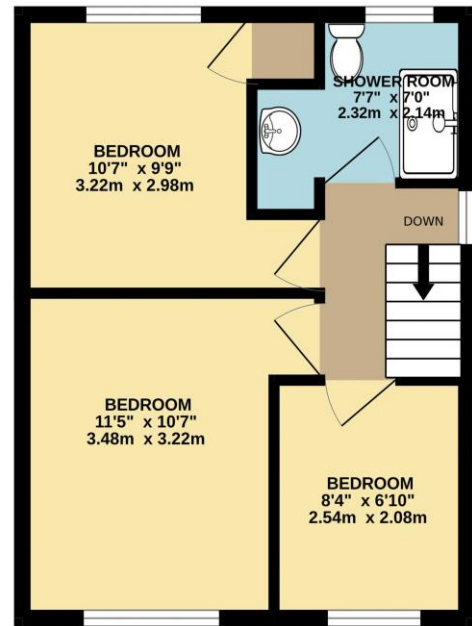




GROUND FLOOR
433 sq.ft. (40.2 sq.m.) approx.



1ST FLOOR
334 sq.ft. (31.0 sq.m.) approx.



TOTAL FLOOR AREA : 767 sq.ft. (71.3 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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