



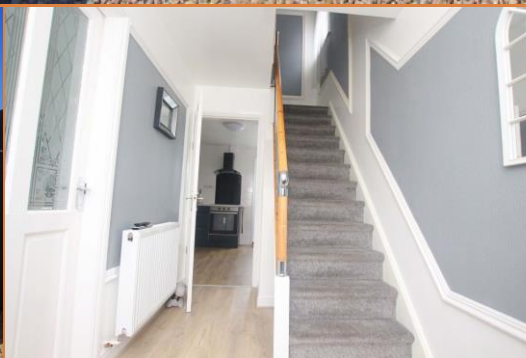
# CROFTS ESTATE AGENTS

PASSIONATE ABOUT PROPERTY

IMMINGHAM

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



27 Brewster Avenue  
Immingham  
DN40 1DW

Offers in the Region Of  
£147,500

Oozing in kerb appeal, this stunning three bed semi detached house, which is situated in the popular port town of Immingham, comes with viewings highly recommended. Ideally suited to a first time buyer, this turn key ready property boasts a recently upgraded boiler with new radiators and modern kitchen and bathroom suite. The property is well positioned with schools for children of all ages, a range of local shops within walking distance and is only a short drive from the A180, Habrough Train Station and Grimsby/Cleethorpes. Heading inside this delightful home will reveal the entrance hallway, lounge-diner and kitchen. To the first floor there are three good size bedrooms and a modern three piece bathrooms suite. Externally there front offers a lovely rendered frontage with stoned driveway creating ample off road parking and side gate. The rear has recently been landscaped with a mixture of tiles and artificial grass, ensuring the garden is easy to maintain.

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



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### Lounge/Diner

13' 3" x 20' 5" (4.04m x 6.22m)

Open planned, this spacious lounge-diner benefits from laminate flooring, neutral decor with feature radiator, French doors to the rear and uPVC window to the front elevation.

### Kitchen

9' 7" x 9' 11" (2.92m x 3.02m)

Upgraded in 2023, this modern kitchen boasts a range of navy blue shaker units, both base and wall mounted, integral oven with hob and extractor above, sink with drainer and plumbing for a washing machine and dryer. There is also a uPVC rear door, tiled splashback and uPVC window to the side elevation.

### Bedroom 1

10' 9" x 11' 4" (3.27m x 3.45m)

Bedroom one briefly comprises of carpeted flooring, neutral decor with feature wall, radiator and uPVC window to the front elevation.

### Bedroom 2

9' 1" x 10' 9" (2.77m x 3.27m)

Bedroom two briefly comprises of carpeted flooring, radiator, neutral decor with feature wall and uPVC window to the rear elevation.

### Bedroom 3

7' 10" x 8' 0" (2.39m x 2.44m)

Bedroom three, which is not your typical box room comprises of carpeted flooring, radiator, neutral decor with feature wall and uPVC window to the front elevation.

### Bathroom

5' 3" x 8' 0" (1.60m x 2.44m)

This modern bathroom suite which has recently been upgraded, benefits from a bath with shower above, WC, basin, tiled flooring and walls, towel rail radiator, LED lighting and two uPVC windows to the rear elevation.

### Externally

The front offers a lovely silicone rendered frontage with stoned driveway creating ample off road parking and side gate which leads you to where the shed is with additional space to store bins etc. The rear has recently been landscaped with a mixture of tiles and artificial grass, ensuring the garden is easy to maintain. North westerly facing, this garden is a lovely sun trap and perfect for enjoying during the summer months. The property also benefits from new guttering and canopy and cavity wall insulation.



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### 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 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](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.

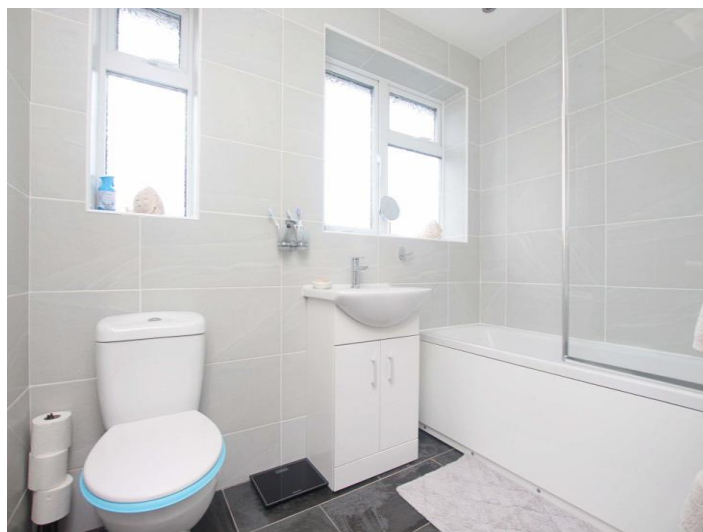
### Property Management

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.

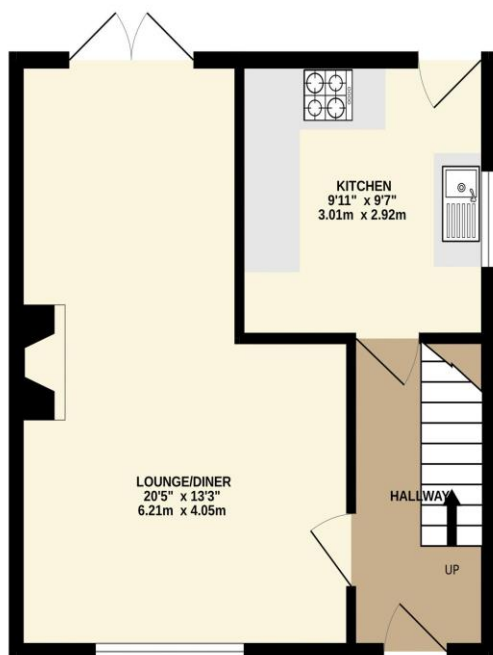
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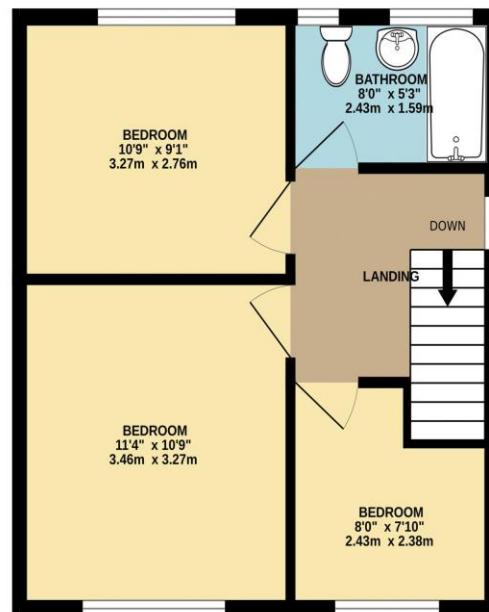




GROUND FLOOR  
375 sq.ft. (34.9 sq.m.) approx.

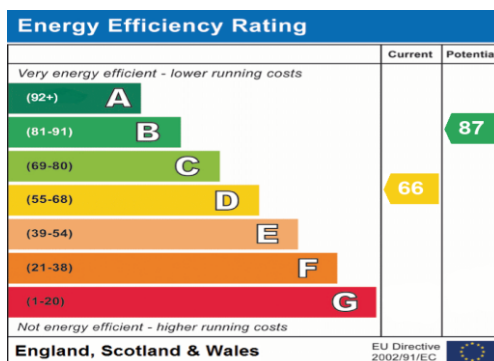


1ST FLOOR  
382 sq.ft. (35.5 sq.m.) approx.



TOTAL FLOOR AREA : 757 sq.ft. (70.3 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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