# CROFTS ESTATE AGENTS PASSIONATE ABOUT PROPERTY

IMMINGHAM 01469 564294





Harlech Walk Immingham Immingham DN40 1HJ Being sold with NO FORWARD CHAIN, is this four bed end terrace house, situated in the popular port town of Immingham. Occupying a corner plot, this deceptively spacious home is ideally suited to either first time buyers or buy to let investors, with the property expected to generate a potential rental income of  $\pounds 600$  PCM. Heading inside the property will reveal the spacious lounge, kitchendiner and WC. To the first floor there is four bedrooms, two being doubles and a family bathroom suite. Outside there is a large front garden with low maintenance rear garden with gated access to the the communal car park.

Address Email Website

£92,500

: 21 Kennedy Way, Immingham, DN40 2AB : immingham@croftsestateagents.co.uk : www.croftsestateagents.co.uk OFFICE HOURS Mon to Fri Saturday Sunday

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









### Lounge

# 10' 5" x 21' 4" (3.17m x 6.50m)

This spacious living room benefits from laminate flooring, two radiators, neutral decor with feature wall and dual aspect uPVC windows

#### Kitchen

## 13' 8" x 21' 4" (4.16m x 6.50m)

Benefitting from base and wall mounted units, sink with drainer, freestanding oven with hob, floor tiles and uPVC window to the front.

## Bedroom 1

## 11' 9" x 12' 4" (3.58m x 3.76m)

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

# Bedroom 2

## 10' 5" x 11' 9" (3.17m x 3.58m) Bedroom two briefly comprises of laminate flooring, neutral decor with feature wall, radiator and uPVC window to the rear elevation.

#### Bedroom 3

## 7' 2" x 9' 7" (2.18m x 2.92m)

Bedroom three briefly comprises of laminate flooring, radiator and uPVC window to the rear elevation.

## Bedroom 4

9' 6'' x 9' 7'' (2.89m x 2.92m) Bedroom four briefly comprises of laminate flooring, radiator and uPVC window to the rear elevation.

#### Bathroom

5' 10" x 6' 0" (1.78m x 1.83m) The family bathroom benefits from a bath, WC, basin, tiled flooring and walls, radiator and uPVC window to the rear elevation.

#### Externally

Outside there is a large front garden with low maintenance rear garden with gated access to the the communal car park.



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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, 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 MORTAGE OR OTHER LOAN SECURED ON IT.

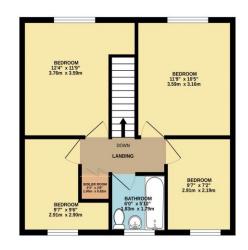












TOTAL FLOOR AREA: 968 sq.ft. (89.9 sq.m.) approx. While every altering has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, to make the marker are approximate and on responsibility issues for any entor, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The service's, systems and applicates shown have not been as to their operability or efficiency can be given.

DISCLAIMER - IMPORTANT NOTICE REGARDING SALES PARTICULARS Although we have taken great care to insure the accuracy of the information contained in these particulars, we specifically deny liability for any mistakes, omissions or errors and strongly advise that all proposed purchasers should satisfy themselves by inspection or otherwise, as to their correctness, prior to entering into any commitment to purchase. In particular any information provided in respect of tenure, council tax, rateable values etc has been given in good faith and whilst believed to be correct, may be subject to amendment. Any references to the condition, use or appearance of the property are made for guidance only, and no warranties are given or implied by this information. It is not Crofts policy to check the position with regards to any planning regulation matters and as such all interested parties are advised to make their own enquires, in order to ensure that any necessary consents have been obtained. All measurements are approximate and are for guidance only and cannot be relied upon. Measurements are taken from wall to wall unless otherwise stated, with the metric conversion shown in brackets. Any plans or maps contained are for derive for their intended purpose. These details do not form any other use but guidance & illustration. Crofts have not tested do therwise, furnishings and contents are not included within this sate. Crofts estate agents Immingham. Segistered in England. Company Number 14308294