



# 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



**Battery Street  
Immingham  
Immingham  
DN40 1AY**

**Offers in the Region Of  
£110,000**

Ideally suited to a first time buyer or buy to let investor, this delightful two bed mid terrace house is available for sale with NO FORWARD CHAIN. Situated in the popular port town of Immingham, this modern home is perfectly positioned with a variety of shops and other amenities within walking distance, local bus routes nearby and is within a short drive of the A180, Habrough Train Station and Grimsby. Heading into the property will reveal the open plan living room with stylish kitchen to the rear. To the first floor there is two bedrooms and a modern three piece shower suite. To the rear there is a courtyard style garden which is low maintenance and ideal for al-fresco dining on a warm summers day. The property also has the added benefit of a single garage, providing extra storage space.

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**

11' 10" x 23' 10" (3.60m x 7.26m)

Open planned, this deceptively spacious room benefits from laminate flooring to match the kitchen, neutral decor, radiator and uPVC windows to the front.

**Kitchen**

8' 5" x 9' 7" (2.56m x 2.92m)

Found at the rear of the property is this stylish fitted kitchen, which offers a range of base and wall mounted units, Belfast sink, LED lighting and space for a free standing oven with extractor above. The uPVC door provides access to the courtyard garden which leads out to the single garage.

**Bedroom 1**

8' 5" x 9' 7" (2.56m x 2.92m)

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

**Bedroom 2**

9' 1" x 9' 5" (2.77m x 2.87m)

Bedroom two briefly comprises of carpeted flooring, radiator, built in storage, neutral decor and uPVC window to the front elevation.

**Shower Room**

2' 11" x 9' 0" (0.89m x 2.74m)

Located on the first floor, this compact modern shower room benefits from a shower cubical, WC, vanity basin, towel rail radiator, LED lighting and uPVC window to the side elevation.

**Externally**

Located on the corner of Battery Street and Worsley Road is this modern two bed mid terrace house. Heading through the front door leads you into the open plan lounge/kitchen. To the rear there is a courtyard style garden which is low maintenance, with space for a outdoor table and chair set. The property also has the added benefit of a single garage, providing extra storage space.

**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.

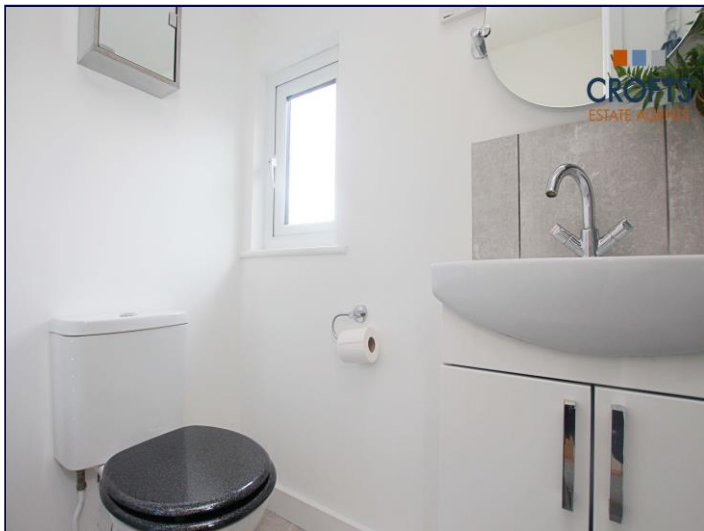
**Property Management**

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.

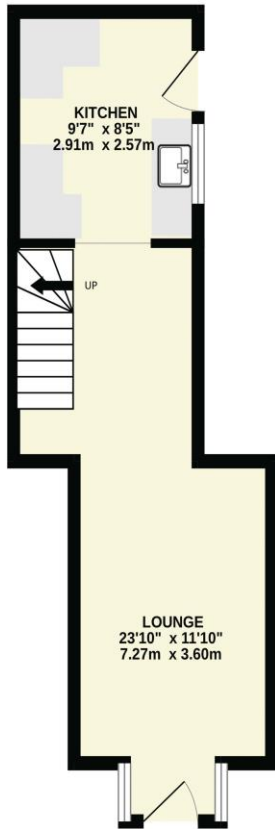
**Mortgage and Financial Advice**

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.

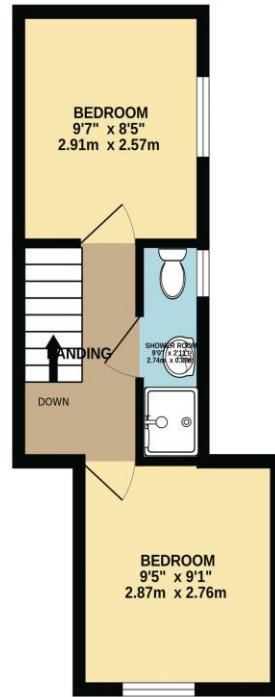
*STATUTORY NOTICE: YOUR HOMES IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.*



GROUND FLOOR  
280 sq.ft. (26.0 sq.m.) approx.

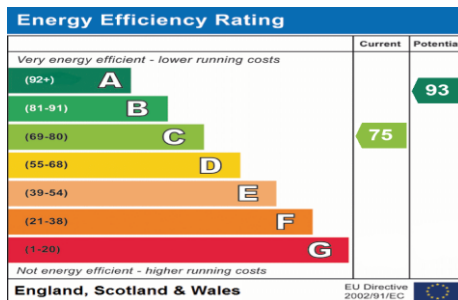


1ST FLOOR  
242 sq.ft. (22.5 sq.m.) approx.



TOTAL FLOOR AREA : 522 sq.ft. (48.5 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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