



# CROFTS ESTATE AGENTS

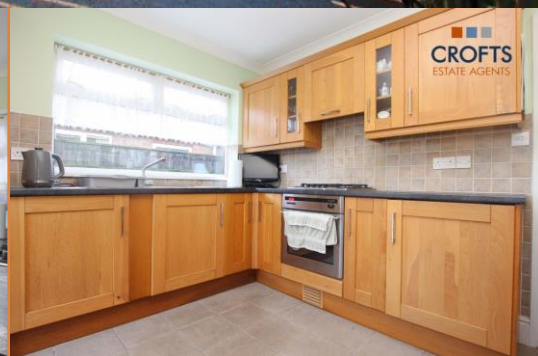
PASSIONATE ABOUT PROPERTY

IMMINGHAM

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

  
**CROFTS**  
ESTATE AGENTS



**Manby Road**

**Immingham  
DN40 2LE**

**Offers in the Region Of  
£145,000**

Located in the popular port town of Immingham and being sold with NO FORWARD CHAIN is this well presented three bed semi detached bungalow with double bay frontage. The property boasts easy access to Immingham Civic, where you will find a range of amenities, with good schools for children of all ages, also within close proximity. There is also excellent road links with the A180, Humberside Airport and Humber Train Station only a short drive away. Heading into the property will reveal the entrance hallway, lounge with bay window, kitchen-diner, three bedrooms, two being doubles and the shower room. Occupying a generous size plot, this delightful bungalow offers well maintained gardens to the front and rear, ample off road parking and detached single garage. Viewings are essential in order to fully appreciate this lovely property.

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' 8" x 12' 7" (3.55m x 3.83m)

Benefitting from laminate flooring, radiator, tasteful decor, coving and uPVC bay window to the front.

### Kitchen

9' 4" x 10' 5" (2.84m x 3.17m)

Found at the rear of the property is the kitchen which benefits from a range of base and wall mounted units, integral oven with hob and extractor above, sink with drainer, tiled flooring and dual aspect uPVC windows.

### Bedroom 1

10' 5" x 11' 1" (3.17m x 3.38m)

Bedroom one briefly comprises of solid wood flooring, radiator, coving fitted wardrobe and uPVC window to the rear elevation.

### Bedroom 2

8' 6" x 10' 7" (2.59m x 3.22m)

Bedroom two briefly comprises of solid wood flooring, radiator, fitted wardrobes and dual aspect windows with bay to the front.

### Bedroom 3

6' 7" x 7' 6" (2.01m x 2.28m)

Bedroom three briefly comprises of solid wood flooring, radiator, neutral decor and uPVC window to the side elevation.

### Bathroom

5' 6" x 6' 7" (1.68m x 2.01m)

Benefitting from a modern three piece suite, which comprises of corner shower, WC, basin, tiled flooring and walls, towel rail radiator and uPVC window to the side elevation.

### Externally

Occupying a generous size plot with well maintained gardens to the front and rear, concrete driveway with brick boarder, providing ample off road parking and detached garage. The property also benefits from solar panels which provide low cost electricity.

**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.

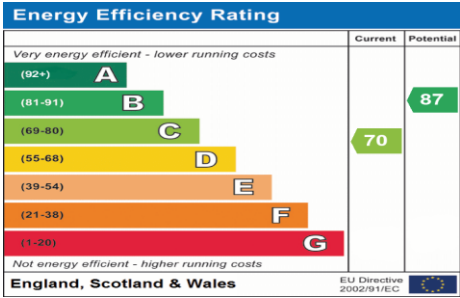
*STATUTORY NOTICE: YOUR HOMES IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.*



GROUND FLOOR  
597 sq.ft. (55.4 sq.m.) approx.



TOTAL FLOOR AREA : 597 sq.ft. (55.4 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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