



# 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



**Margaret Street  
Immingham  
Immingham  
DN40 1JY**

**£90,000**

Being sold with NO FORWARD CHAIN is this deceptively spacious three bed semi detached house, found within the popular port town of Immingham. Requiring modernisation, the property presents itself as an ideal first time purchase or family home. Nearby you will find a wide variety of amenities, good schools for children of all ages and excellent road links with easy access to the A180, Humberside Airport and Habrough Train Station. Internal viewing will reveal the entrance hallway, lounge, kitchen, WC and bathroom. To the first floor there are three bedrooms, two being doubles. Externally there are generous size gardens to the front and rear.

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**

13' 3" x 13' 7" (4.04m x 4.14m)

### **Kitchen**

8' 7" x 8' 10" (2.61m x 2.69m)

### **Bedroom 1**

9' 4" x 16' 1" (2.84m x 4.90m)

### **Bedroom 2**

8' 10" x 12' 9" (2.69m x 3.88m)

### **Bedroom 3**

7' 3" x 9' 3" (2.21m x 2.82m)

### **Bathroom**

4' 0" x 8' 10" (1.22m x 2.69m)



**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.

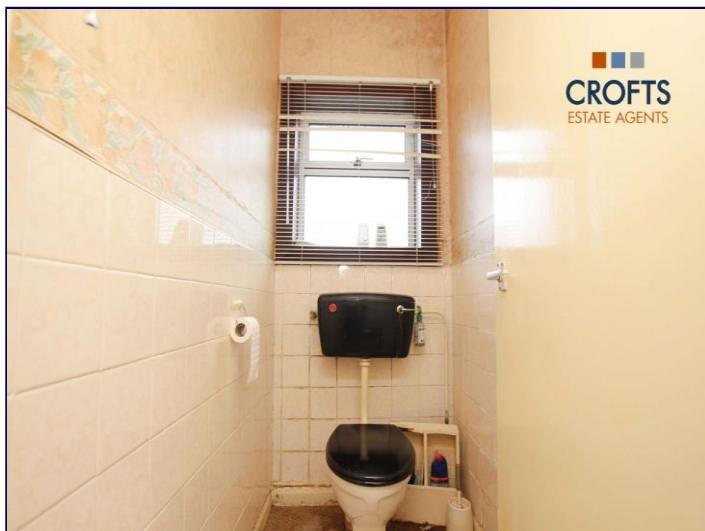
**Property Management**

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.

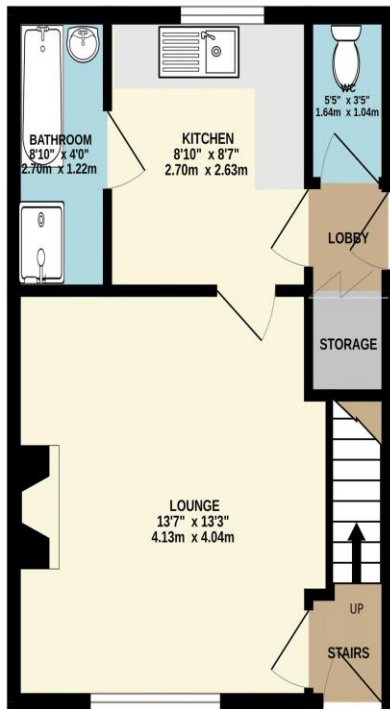
**Mortgage and Financial Advice**

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.

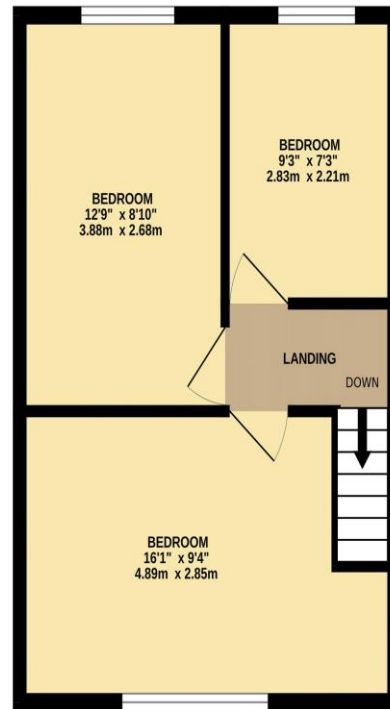
**STATUTORY NOTICE: YOUR HOMES IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.**



GROUND FLOOR  
348 sq.ft. (32.4 sq.m.) approx.



1ST FLOOR  
355 sq.ft. (33.0 sq.m.) approx.



TOTAL FLOOR AREA : 703 sq.ft. (65.3 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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