



CROFTS ESTATE AGENTS

PASSIONATE ABOUT PROPERTY

IMMINGHAM

01469 564294

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



CROFTS
ESTATE AGENTS



37-39 Manby Road
Immingham
DN40 2LF

Offers in the Region Of
£155,000

Being sold with NO FORWARD CHAIN, is this unique three/four bed end terrace house, which is situated within the popular port town of Immingham. Previously two separate properties, now converted into one spacious home, this property is expected to appeal to a range of buyers, especially families, with plenty of room to grow and put your mark on it. Nearby there is a variety of amenities, good schools for children of all ages and excellent road links with easy access to the A180 and Habrough Train Station. Internal viewing will reveal the lounge, sitting room, large open plan kitchen-diner and conservatory. Heading to the first floor you will find three good size bedrooms, dressing room, which could be become a fourth bedroom if required, bathroom and shower room. Outside there is ample off road parking with detached garage and a large well maintained garden to the rear.

Address : 21 Kennedy Way, Immingham, DN40 2AB
Email : immingham@croftsestateagents.co.uk
Website : www.croftsestateagents.co.uk

OFFICE HOURS

| | |
|------------|--|
| Mon to Fri | 9am to 5.30pm (Tuesday opening 9.30am) |
| Saturday | 9am to 3pm |
| Sunday | Closed |



CROFTS ESTATE AGENTS

PASSIONATE ABOUT PROPERTY

IMMINGHAM

01469 564294

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

Address : 21 Kennedy Way, Immingham, DN40 2AB
Email : immingham@croftsestateagents.co.uk
Website : 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' 6" x 14' 1" (4.11m x 4.29m)

This cosy living room is a great space to unwind after a long day. Benefitting from carpeted flooring, radiator and uPVC bay window to the front.

Sitting Room

13' 6" x 14' 1" (4.11m x 4.29m)

Found at the front of the property is the second reception room which is a mirror image of the lounge. Briefly comprising of carpeted flooring, radiator and uPVC bay window.

Kitchen/Diner

7' 11" x 30' 5" (2.41m x 9.26m)

This spacious kitchen diner benefits from low level units, freestanding oven with hob, sink with drainer, part carpeted flooring, part vinyl flooring and uPVC window to the side elevation.

Bedroom One

10' 5" x 16' 4" (3.17m x 4.97m)

Bedroom one briefly comprises of carpeted flooring, radiator, coving and two uPVC windows to the front elevation.

Bedroom Two

6' 5" x 17' 5" (1.95m x 5.30m)

Bedroom two briefly comprises of carpeted flooring, radiator and two uPVC windows to the front elevation.

Bedroom Three

9' 7" x 10' 11" (2.92m x 3.32m)

Bedroom three briefly comprises of carpeted flooring, radiator, dressing area and two uPVC windows to the rear elevation.

Bedroom-Four/Dressing-room

9' 7" x 10' 4" (2.92m x 3.15m)

Bathroom

4' 8" x 6' 6" (1.42m x 1.98m)

Benefitting from a bath, WC, basin, radiator and uPVC window to the rear elevation.

Shower Room

4' 8" x 6' 1" (1.42m x 1.85m)

Benefitting from a shower, basin, radiator and uPVC window to the rear elevation.

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

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

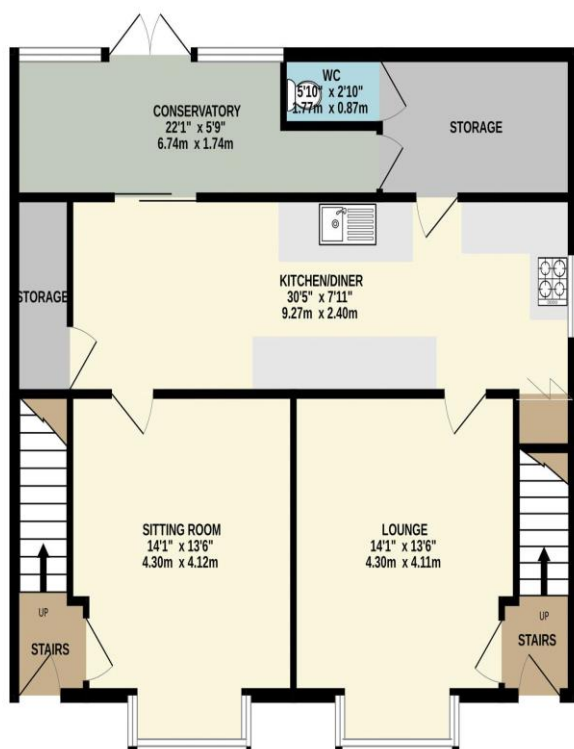
With access to a range of mortgage products, Crofts Estate Agents Immingham in connection with Forge Financial Solutions Ltd will help you find the best mortgage to suit your needs. Forge Financial Solutions Ltd will act on your behalf in advising you on mortgages and other financial matters.

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





GROUND FLOOR
896 sq.ft. (83.2 sq.m.) approx.



1ST FLOOR
675 sq.ft. (62.7 sq.m.) approx.



TOTAL FLOOR AREA : 1570 sq.ft. (145.9 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.

Made with Metropix ©2025