



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



Pelham Road

**Immingham
DN40 1JU**

**Offers in the Region Of
£148,000**

Crofts Estate Agents are delighted to bring to the market this deceptively spacious three bed semi detached house, located in the popular port town of Immingham. Situated in a prime location with a range of shops on its doorstep and good schools for children of all ages, this home is a great purchase for first time buyers or families. There is also excellent road links with easy access to the A180 or Habrough Train Station. Heading into the property will reveal the entrance hallway, lounge, dining room, kitchen and WC/utility area. To the first floor there is there bedrooms, two being doubles and the family bathroom suite. Externally there is ample off road parking and gardens to the front and 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



Lounge

10' 6" x 13' 8" (3.20m x 4.16m)

This cosy living area is perfect for relaxing and unwinding. The room comprises of carpeted flooring, radiator, modern decor and dual aspect uPVC windows.

Dining Room

9' 7" x 11' 5" (2.92m x 3.48m)

Adjacent to the kitchen, this separate dining room consists of laminate flooring, radiator and dual aspect uPVC windows.

Kitchen

11' 9" x 12' 0" (3.58m x 3.65m)

Benefitting from base and wall mounted units, integral oven with hob and extractor above, LED lighting, laminate flooring, sink with drainer and uPVC window and door to the rear.

Bedroom 1

11' 11" x 13' 8" (3.63m x 4.16m)

Bedroom one briefly comprises of carpeted flooring, radiator and dual aspect uPVC windows.

Bedroom 2

9' 7" x 11' 5" (2.92m x 3.48m)

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

Bedroom 3

6' 2" x 8' 6" (1.88m x 2.59m)

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

Bathroom

5' 10" x 8' 6" (1.78m x 2.59m)

Benefitting from bath with shower above, WC, basin, tiled walls, radiator and uPVC window to the rear elevation.

Externally

Outside there is off road parking via a concrete driveway with stoned section to the side for additional parking. The hedge to the front provides a degree of privacy. The rear garden is fairly low maintenance with patio area ideal for al-fresco dining, lawn and a shed to the rear.

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.

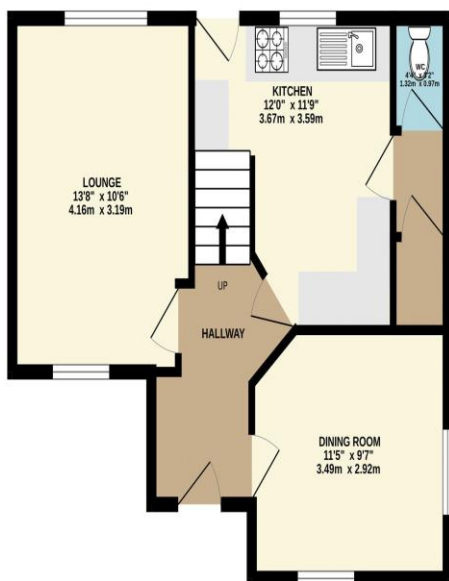
Mortgage and Financial Advice

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.

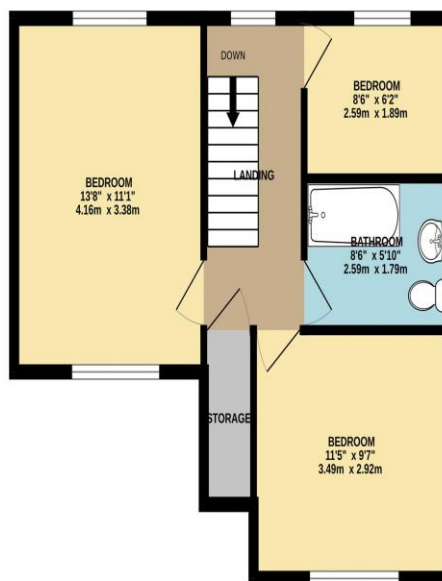
STATUTORY NOTICE: YOUR HOMES IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.



GROUND FLOOR
468 sq.ft. (43.5 sq.m.) approx.



1ST FLOOR
453 sq.ft. (42.1 sq.m.) approx.



TOTAL FLOOR AREA : 922 sq.ft. (85.6 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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