



# 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



## Waterworks Street

Immingham  
DN40 1AT

Offers in the Region Of  
£144,000

Crofts Estate agents are excited to bring to the market this modern three bed semi detached house, situated within the popular port town of Immingham. Built in 2020 and benefitting from the remainder of its NHBC warranty, this stylish home comes with viewings highly recommended. Ideally suited to first time buyers, this property benefits from nearby local amenities, excellent road links with easy access to the A180 and is only a short drive to Humberside Airport or Habrough Train Station. Heading into the accommodation will reveal the entrance hallway, lounge, kitchen-diner and WC. To the first floor there are three bedrooms, two being doubles and the bathroom. Externally there is off road parking for two vehicles to the front and a generous size rear garden.

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

9' 1" x 14' 10" (2.77m x 4.52m)

Benefitting from carpeted flooring, modern decor with feature wall, radiator and uPVC window to the front elevation.

### Kitchen/Diner

9' 3" x 15' 9" (2.82m x 4.80m)

Boasting a range of base and wall mounted units with integral oven, hob and extractor above, sink with drainer, vinyl flooring and French doors which open out to the rear garden.

### Bedroom 1

9' 7" x 11' 8" (2.92m x 3.55m)

Briefly comprising of carpeted flooring, modern decor with feature wall, radiator and uPVC window to the front elevation.

### Bedroom 2

8' 6" x 12' 5" (2.59m x 3.78m)

Briefly comprising of carpeted flooring, radiator, neutral decor and uPVC window to the rear elevation.

### Bedroom 3

6' 9" x 6' 10" (2.06m x 2.08m)

Briefly comprising of carpeted flooring, radiator, neutral decor and uPVC window to the rear elevation.

### Bathroom

5' 10" x 6' 4" (1.78m x 1.93m)

Benefitting from bath with shower above, WC, basin, vinyl flooring, towel rail radiator and uPVC window to the front elevation.

### Externally

Externally there is off road parking for two vehicles and a side passage which leads to the rear garden. The rear is generously sized with set in lawn, patio area and fencing around the perimeter.



**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.

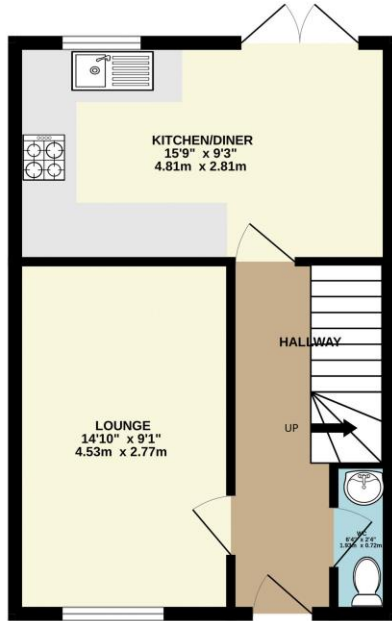
**Mortgage and Financial Advice**

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.

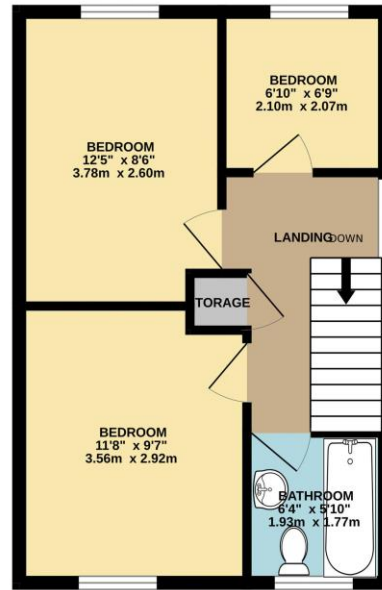
*STATUTORY NOTICE: YOUR HOMES IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.*



GROUND FLOOR  
380 sq.ft. (35.3 sq.m.) approx.

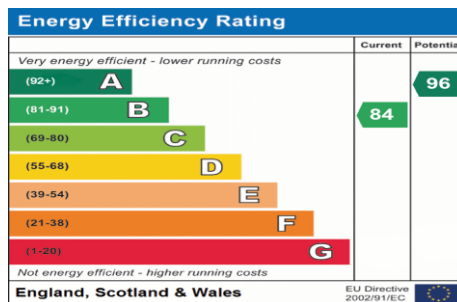


1ST FLOOR  
371 sq.ft. (34.5 sq.m.) approx.



TOTAL FLOOR AREA : 751 sq.ft. (69.8 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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