



# CROFTS ESTATE AGENTS

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IMMINGHAM

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



  
**CROFTS**  
ESTATE AGENTS



**Valda Vale**  
**Immingham**  
**DN40 2ED**

**Offers in the Region Of**  
**£175,000**

Situated within a quiet residential area in the popular town of Immingham is this gorgeous extended three bedroom semi detached house. Ideally suited to first time buyers of families, this delightful home is well positioned with nearby amenities and good schools for children of all ages within walking distance. There is also public transport and excellent road links with easy access to Grimsby, Cleethorpes and the A180. Viewings are a must in order to truly appreciate this home and doing so will reveal the entrance hallway, lounge, dining/sitting room and large kitchen. Heading to the first floor you will find three good size bedrooms and the family bathroom suite. Outside there are generous size gardens to the front and rear along with off road parking to the front.

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

10' 8" x 11' 6" (3.25m x 3.50m)

This well proportioned living room is ideal for those cold winter nights or relaxing after a long day. The room boasts modern decor, radiator, uPVC window, carpeted flooring and a log burner which is the focal point of the room.

### Dining/sitting Room

8' 10" x 19' 6" (2.69m x 5.94m)

Adjacent to the kitchen is the spacious sitting/dining room which offers modern decor, carpeted flooring, radiator and French doors which open out to the rear garden.

### Kitchen

9' 1" x 19' 6" (2.77m x 5.94m)

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

### Bedroom 1

10' 8" x 12' 8" (3.25m x 3.86m)

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

### Bedroom 2

9' 10" x 10' 8" (2.99m x 3.25m)

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

### Bedroom 3

6' 9" x 8' 6" (2.06m x 2.59m)

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

### Bathroom

5' 4" x 5' 5" (1.62m x 1.65m)

This modern family bathroom benefits from a P shaped bath with shower above, WC, basin, modern vinyl flooring, tiled walls and opaque uPVC window to the rear elevation.

### Externally

To the front there is a low maintenance garden with ample off road parking to the side. The rear garden is made up of laid to lawn with fencing around the perimeter and a tiled patio ideal for al-fresco dining.



**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.

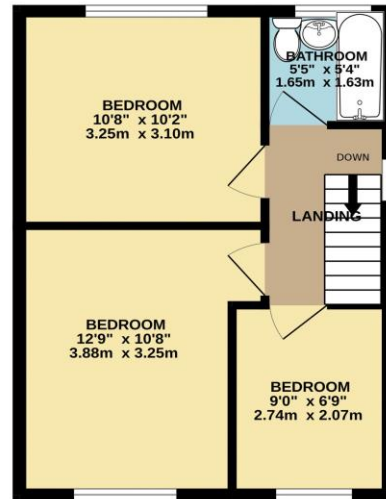
**STATUTORY NOTICE: YOUR HOMES IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.**



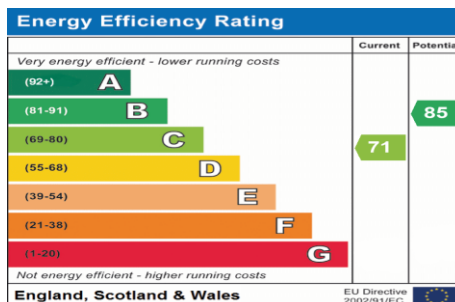
GROUND FLOOR  
516 sq.ft. (47.9 sq.m.) approx.



1ST FLOOR  
367 sq.ft. (34.1 sq.m.) approx.



TOTAL FLOOR AREA: 882 sq.ft. (82.0 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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