



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



**Woodlands Avenue
Immingham
DN40 2JG**

**Offers in the Region Of
£129,950**

Coming to the market and being sold with NO FORWARD CHAIN is this three bed semi detached house, located within a quiet residential area in the town of Immingham. Requiring a scheme of modernisation throughout and priced to reflect it, this home is suited to a range of buyers with nearby amenities and good schools all on its doorstep. There is also excellent road links with easy access to the A180, Grimsby and Habrough Train Station. Internal viewing will reveal the lounge, dining room and kitchen to the ground floor. The first floor offers three bedrooms, two being doubles and shower room. Outside there is off road parking and generous size garden 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
11' 1" x 13' 1" (3.38m x 3.98m)

Dining Room
7' 10" x 11' 1" (2.39m x 3.38m)

Kitchen
7' 7" x 10' 11" (2.31m x 3.32m)

Bedroom 1
11' 1" x 13' 1" (3.38m x 3.98m)

Bedroom 2
7' 10" x 11' 1" (2.39m x 3.38m)

Bedroom 3
7' 1" x 8' 11" (2.16m x 2.72m)

Shower room
5' 1" x 5' 8" (1.55m x 1.73m)

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.

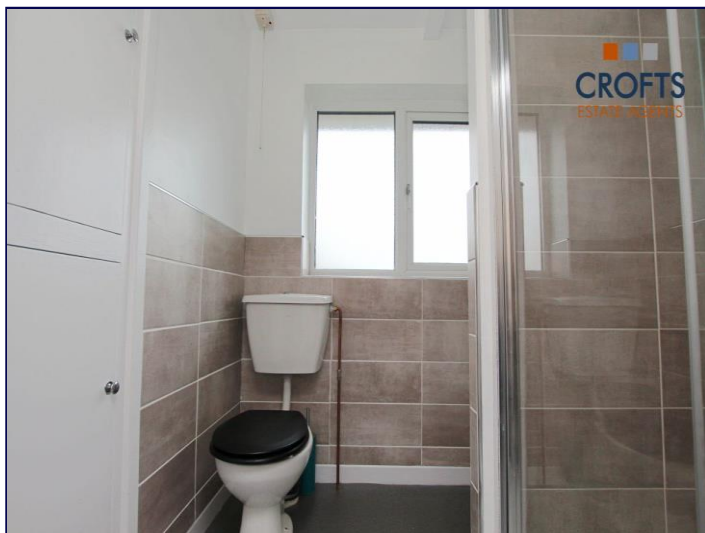
Property Management

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.

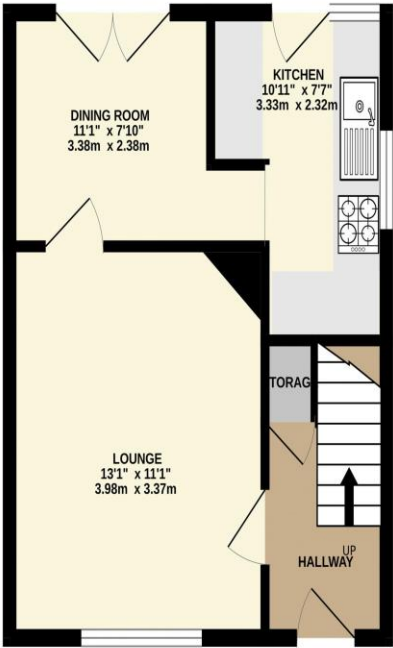
Mortgage and Financial Advice

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.

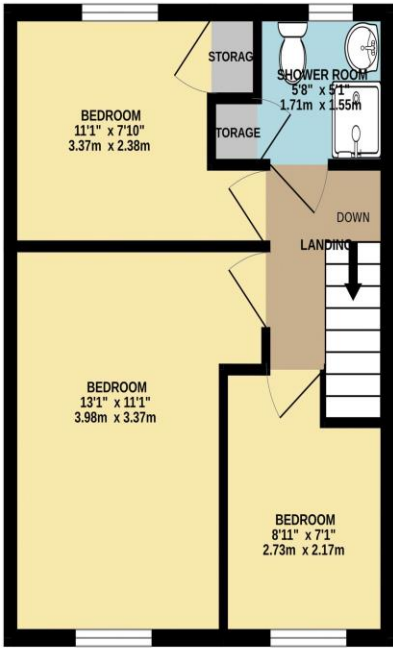
STATUTORY NOTICE: YOUR HOMES IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.



GROUND FLOOR
338 sq.ft. (31.4 sq.m.) approx.

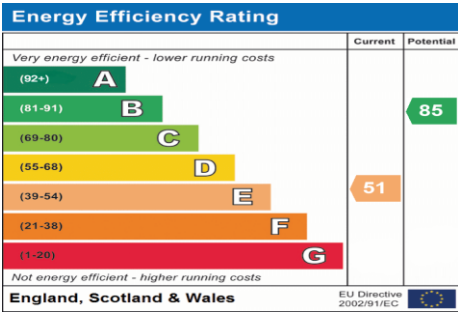


1ST FLOOR
341 sq.ft. (31.6 sq.m.) approx.



TOTAL FLOOR AREA : 678 sq.ft. (63.0 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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