



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



**Thornton Place
Immingham
Immingham
DN40 1ND**

**Offers in the Region Of
£150,000**

Being sold with NO FORWARD CHAIN, Crofts are delighted to present to the market this well maintained three bed semi detached house, which is located within the popular port town of Immingham. Tucked away in a quiet cul-de-sac, the property is perfectly positioned with shop, good schools for children of all ages all within walking distance. Only a short drive away is the A180 where you can easily access Grimsby, Brigg and Cleethorpes. Viewings are essential in order to fully appreciate this home and doing so will reveal the entrance hallway, lounge, dining room, kitchen and WC. To the first floor you will find three bedrooms, two being doubles and the family bathroom. Externally there are well maintained gardens to the front and rear an along with ample off road parking and detached garage.

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

12' 0" x 17' 0" (3.65m x 5.18m)

This cosy living room benefits from carpeted flooring, radiator, coving and bay frontage.

Dining Room

8' 9" x 12' 9" (2.66m x 3.88m)

Accessed from the lounge or kitchen is the dining room which consists of carpeted flooring, radiator and uPVC door to the rear.

Kitchen

8' 10" x 16' 6" (2.69m x 5.03m)

Found at the rear of the property is this large kitchen which offers a range of base and wall mounted units, freestanding oven, hob with extractor above, sink with drainer and plumbing for a washing machine. There is also vinyl flooring and uPVC window to the side elevation.

Bedroom 1

11' 1" x 12' 2" (3.38m x 3.71m)

Bedroom one briefly comprises of carpeted flooring, radiator, fitted wardrobes and bay frontage.

Bedroom 2

8' 10" x 11' 1" (2.69m x 3.38m)

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

Bedroom 3

7' 8" x 8' 2" (2.34m x 2.49m)

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

Shower room

5' 1" x 6' 7" (1.55m x 2.01m)

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

Externally

Bedroom three briefly comprises of carpeted flooring, radiator and uPVC window to the front 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, all viewings are strictly by appointment only please.

Council Tax Information

Band B: 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.

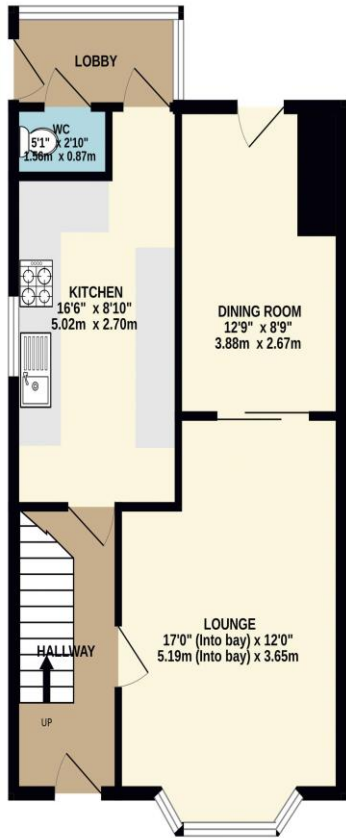
Mortgage and Financial Advice

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.

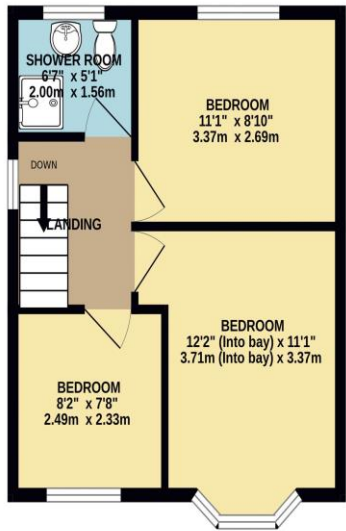
STATUTORY NOTICE: YOUR HOMES IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.



GROUND FLOOR
532 sq.ft. (49.4 sq.m.) approx.



1ST FLOOR
355 sq.ft. (33.0 sq.m.) approx.



TOTAL FLOOR AREA: 887 sq.ft. (82.4 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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