



# CROFTS ESTATE AGENTS

PASSIONATE ABOUT PROPERTY

IMMINGHAM

01469 564294

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



**CROFTS**  
ESTATE AGENTS



32 Manby Road  
Immingham  
DN40 2LE

£150,000

Occupying a deceptively generous plot and being sold with NO FORWARD CHAIN is this three bed semi-detached bungalow, situated within the popular town of Immingham. Ideal for buyers looking to put their own stamp on their home, this property is within walking distance to a range of shops, good schools for children of all ages, as well as excellent road links with easy access to the A180, Habrough Train Station and Grimsby. The property briefly comprises of an entrance hallway, lounge, a spacious, open plan kitchen/diner, three bedrooms, a bathroom, rear entrance hallway and storage cupboard. Outside there is a detached garage, ample off-road parking, a well-maintained garden to the front and a yard and generous garden to the rear.

Address  
Email  
Website

: 21 Kennedy Way, Immingham, DN40 2AB  
: [immingham@croftsestateagents.co.uk](mailto:immingham@croftsestateagents.co.uk)  
: [www.croftsestateagents.co.uk](http://www.croftsestateagents.co.uk)

#### OFFICE HOURS

Mon to Fri  
Saturday  
Sunday

9am to 5.30pm (Tuesday opening 9.30am)  
9am to 3pm  
Closed



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### Lounge

13' 11" x 11' 11" (4.24m x 3.63m)

This room benefits from carpeted flooring, radiator, gas fire and uPVC bay window to the front elevation.

### Kitchen/Diner

22' 0" x 11' 4" (6.70m x 3.45m)

Benefitting from base and wall mounted units, sink with drainer, electric hob and integrated oven, plumbing for a washing machine, tiled splashback and flooring, a uPVC windows to the side and rear elevations.

### Bedroom 1

13' 0" x 11' 1" (3.96m x 3.38m)

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

### Bedroom 2

11' 11" x 9' 0" (3.63m x 2.74m)

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

### Bedroom 3

7' 9" x 6' 10" (2.36m x 2.08m)

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

### Bathroom

5' 11" x 6' 10" (1.80m x 2.08m)

The bathroom comprises of a white three-piece suite including bath with shower, WC and basin, tiling throughout, radiator and uPVC window to the side elevation.

### Externally

Outside there is a detached garage, ample off-road parking, a well-maintained garden to the front and a yard and generous garden 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 and 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.**

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Saturday  
Sunday

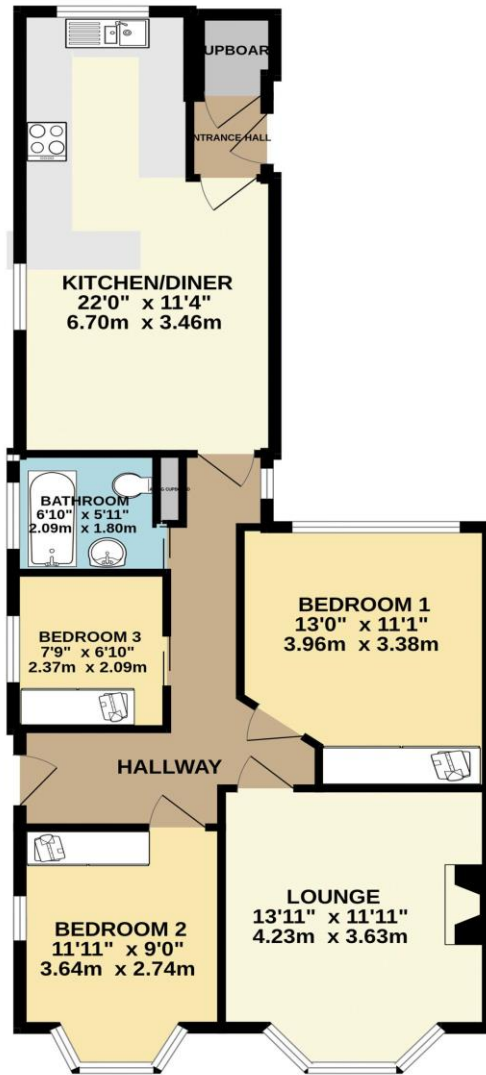
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GROUND FLOOR  
829 sq.ft. (77.0 sq.m.) approx.



TOTAL FLOOR AREA : 829 sq.ft. (77.0 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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