



CROFTS ESTATE AGENTS

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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 2LN

Offers in the Region Of
£159,950

Found in a popular residential area and being sold with NO FORWARD CHAIN is this three bed detached house. Located in the popular port town of Immingham, the property boasts excellent road links with easy access to the A180 and Grimsby, local amenities within walking distance and good schools for children of all ages. Internal viewing will reveal the entrance hallway, lounge-diner, kitchen and lobby to the rear. Heading to the first floor there are three bedrooms, two being doubles and the family bathroom suite. Externally you will find low maintenance gardens to the front and rear, concrete driveway providing ample off road parking and single garage towards the 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

14' 1" x 15' 3" (4.29m x 4.64m)

This spacious living room benefits from carpeted flooring, radiator and uPVC window to the rear elevation. There is also access into the lobby area which then leads to the rear garden.

Kitchen

8' 11" x 10' 4" (2.72m x 3.15m)

The kitchen offers a range of base and wall mounted units, tiled splash back, integral oven with hob and extractor above, one and a half sink with drainer, plumbing for a washing machine and uPVC window to the front elevation.

Bedroom 1

8' 11" x 12' 1" (2.72m x 3.68m)

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

Bedroom 2

8' 11" x 9' 11" (2.72m x 3.02m)

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

Bedroom 3

6' 5" x 6' 8" (1.95m x 2.03m)

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

Bathroom

6' 5" x 8' 7" (1.95m x 2.61m)

Benefitting from a bath with shower above, part tiled walls, WC, basin, radiator, airing cupboard and uPVC window to the front elevation.

Externally

Externally you will find low maintenance gardens to the front and rear, concrete driveway providing ample off road parking and single garage towards 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, 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.

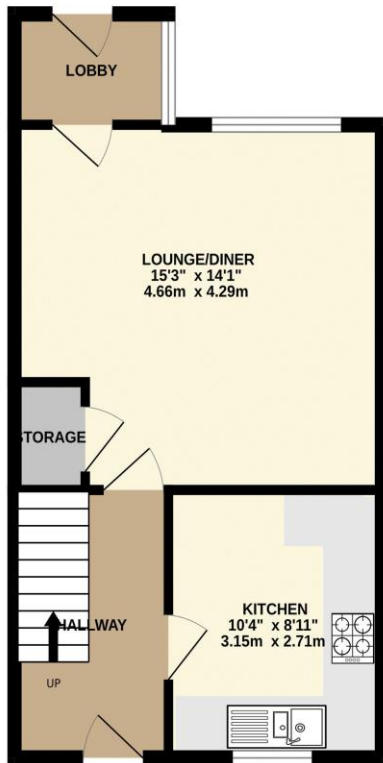
Mortgage and Financial Advice

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.

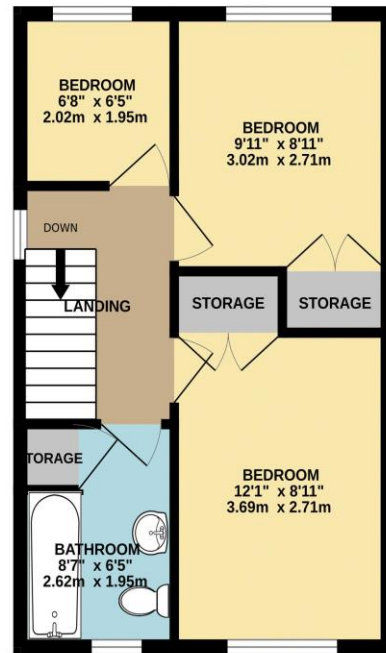
STATUTORY NOTICE: YOUR HOMES IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.



GROUND FLOOR
400 sq.ft. (37.2 sq.m.) approx.



1ST FLOOR
373 sq.ft. (34.6 sq.m.) approx.



TOTAL FLOOR AREA : 773 sq.ft. (71.8 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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