



# CROFTS ESTATE AGENTS

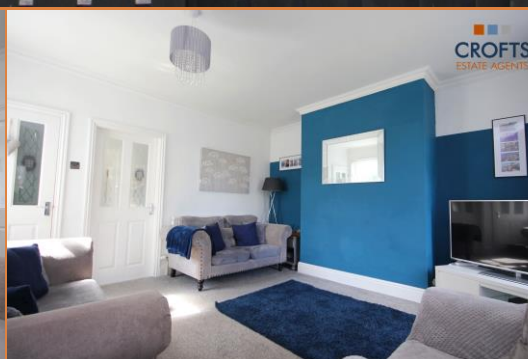
PASSIONATE ABOUT PROPERTY

IMMINGHAM

01469 564294

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

  
**CROFTS**  
ESTATE AGENTS



15 Highfield Avenue  
Immingham  
DN40 1NQ

Offers in the Region Of  
£124,500

Step onto the property ladder with this beautifully presented three-bedroom end-terrace home, perfectly suited for first-time buyers or young families. Tucked away in a popular residential area, in the heart of Immingham, this home offers the perfect blend of comfort, practicality, and potential. Located close to local schools, shops, parks, and excellent transport links, this property offers a convenient lifestyle with everything you need within easy reach. As you enter the property, you're welcomed by a bright and airy living space that flows seamlessly into a well-sized kitchen-dining area – ideal for everyday living and entertaining guests. There is also a large bathroom to the rear Upstairs, you'll find three generously sized bedrooms, including a spacious master, a comfortable double, and a third bedroom perfect as a nursery, home office, or guest room. Externally, the property benefits from a good-sized private garden, ideal for entertaining or alfresco dining and off road parking to the rear with a large detached garage.

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



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### Lounge

13' 1" x 13' 5" (3.98m x 4.09m)

Modern and well proportioned this living room benefits from neutral decor with feature wall, carpeted flooring, radiator and dual aspect uPVC windows.

### Kitchen/Diner

13' 1" x 14' 5" (3.98m x 4.39m)

Open plan,, the kitchen-diner benefits from neutral decor, range of base and wall mounted units, integral oven with hob an extractor above, one and a half sink with drainer, radiator and dual aspect uPVC windows.

### Bedroom 1

13' 1" x 13' 5" (3.98m x 4.09m)

This spacious master bedroom briefly comprises of carpeted flooring, radiator and uPVC window to the front elevation.

### Bedroom 2

7' 6" x 9' 6" (2.28m x 2.89m)

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

### Bedroom 3

7' 6" x 8' 5" (2.28m x 2.56m)

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

### Bathroom

7' 6" x 10' 9" (2.28m x 3.27m)

Located on the ground floor, this large bathroom suite benefits from a corner shower and corner bath, WC, basin, tiled flooring and walls, towel rail radiator and uPVC window to the rear elevation.

### Externally

Externally, the property benefits from a good-sized private garden, ideal for entertaining or alfresco dining and off road parking to the rear with a large detached garage.

**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**

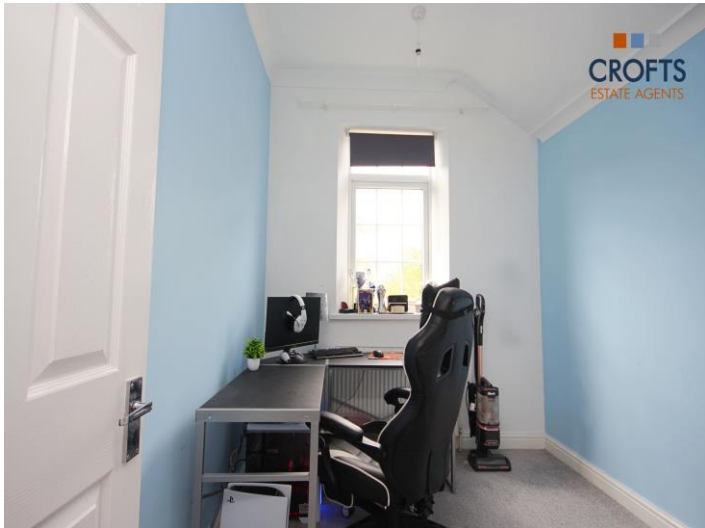
We offer a full property management service, offering full and comprehensive credit and referencing checks detailed photographic inventories and regular property inspections to name just a few of our services.

**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.**

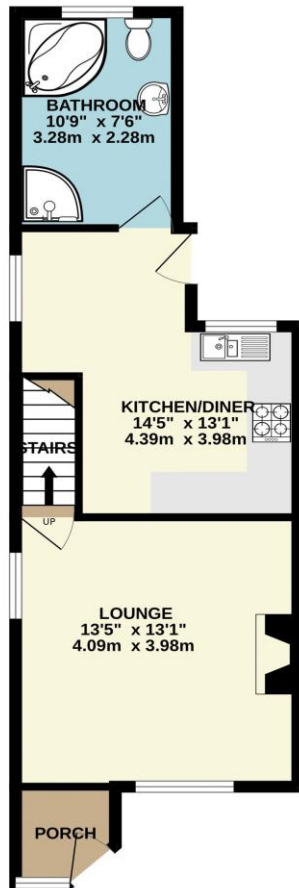








GROUND FLOOR  
433 sq.ft. (40.2 sq.m.) approx.



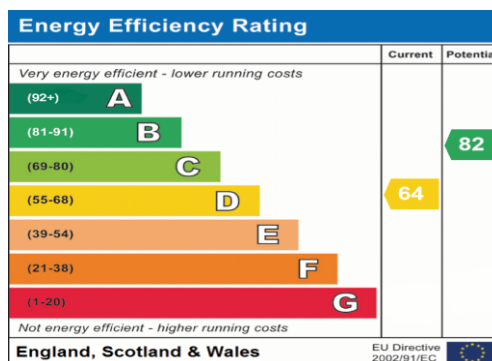
1ST FLOOR  
356 sq.ft. (33.0 sq.m.) approx.



TOTAL FLOOR AREA : 788 sq.ft. (73.3 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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