



Aire Close
Immingham
DN40 2DT

**Offers in the Region
Of £117,500**

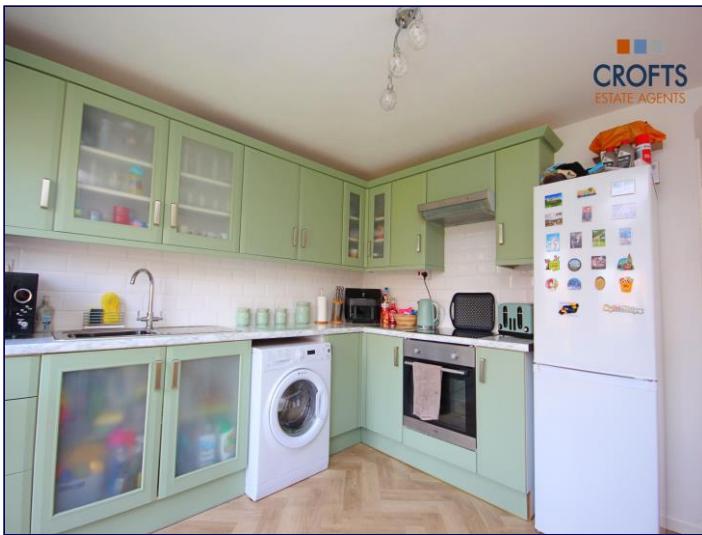
Offered to the market is this well-presented two-bedroom end-terrace property, located in a popular residential area of Immingham. This charming home is ideal for first-time buyers looking to get onto the property ladder, or savvy investors seeking a strong buy-to-let opportunity in a high-demand rental area. The property features a spacious lounge, with neutral décor and ample natural light, creating a comfortable living space. The modern kitchen offers plenty of storage and worktop space, with access to the rear garden—perfect for outdoor entertaining or family use. Upstairs, the home boasts two generously sized bedrooms and a well-appointed family bathroom. Additional benefits include gas central heating, double glazing throughout, and a good-sized private rear garden with side access—ideal for young families or tenants. Situated close to local amenities, schools, and transport links, the property offers both convenience and potential for long-term growth. With strong rental yields and increasing demand in the area, this property makes for a solid addition to any investment portfolio.

Address
Email
Website

: 21 Kennedy Way, Immingham, DN40 2AB
: immingham@croftsestateagents.co.uk
: 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' 8" x 14' 10" (3.55m x 4.52m)

The living room boasts modern decor, radiator, carpeted flooring and uPVC bay window to the front.

Kitchen

10' 5" x 11' 8" (3.17m x 3.55m)

Benefitting from base and wall mounted units, sink with drainer, integral oven with hob and extractor above, tiled splash back, vinyl flooring and uPVC window and door to the rear.

Bedroom 1

10' 8" x 11' 9" (3.25m x 3.58m)

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

Bedroom 2

6' 10" x 10' 4" (2.08m x 3.15m)

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

Bathroom

4' 7" x 7' 8" (1.40m x 2.34m)

Benefitting from bath with shower above, WC, vanity basin, towel rail radiator, laminate flooring and uPVC window to the side elevation.

Exterior

Externally there are low maintenance gardens to the front and rear and a concrete driveway to the side providing ample off road parking.

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.

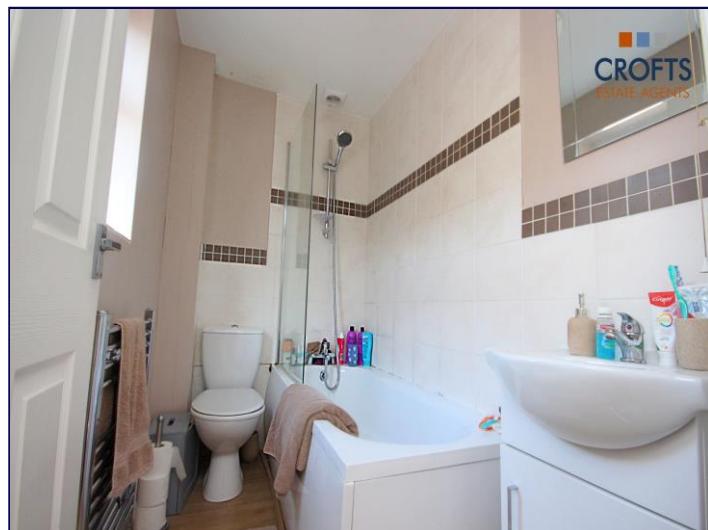
Property Management

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.

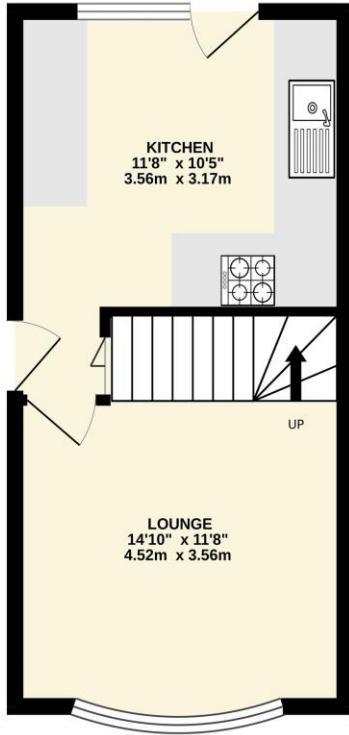
Mortgage and Financial Advice

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.

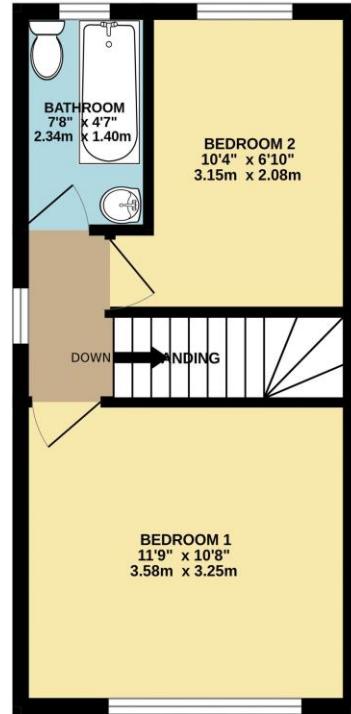
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GROUND FLOOR



1ST FLOOR



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 liability is taken for any error, omission or mis-statement. Services and fixtures in the property only are to 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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