



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



Talbot Road

**Immingham
DN40 1EU**

**Offers in the Region
Of £115,000**

Offered to the market with NO FORWARD CHAIN, this three-bedroom semi-detached property presents a fantastic opportunity for buyers looking to put their own stamp on a home. Located in a well-established residential area of Immingham, this property offers generous living space and great potential for modernisation. The ground floor comprises a welcoming entrance hallway leading to a spacious lounge-diner, kitchen and utility to the rear. Upstairs, the property features three well-proportioned bedrooms, two doubles and a single, alongside a family bathroom and separate WC. While the home would benefit from cosmetic updates and some refurbishment, it provides a solid foundation for a stylish and comfortable family residence. Outside, the property enjoys a generous rear garden with plenty of space for landscaping or outdoor living. A driveway to the front offers off-road parking and there is potential to create further driveway space. Conveniently located close to local schools, amenities, and transport links, this home offers both value and potential—ideal for first-time buyers, investors, or anyone seeking a project in a popular and accessible area.

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/Diner
13' 2" x 20' 6" (4.01m x 6.24m)

Kitchen
9' 6" x 9' 9" (2.89m x 2.97m)

Utility room
4' 11" x 12' 6" (1.50m x 3.81m)

Bedroom 1
11' 0" x 11' 8" (3.35m x 3.55m)

Bedroom 2
8' 11" x 11' 0" (2.72m x 3.35m)

Bedroom 3
7' 6" x 7' 10" (2.28m x 2.39m)

Bathroom
5' 1" x 7' 6" (1.55m x 2.28m)

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.

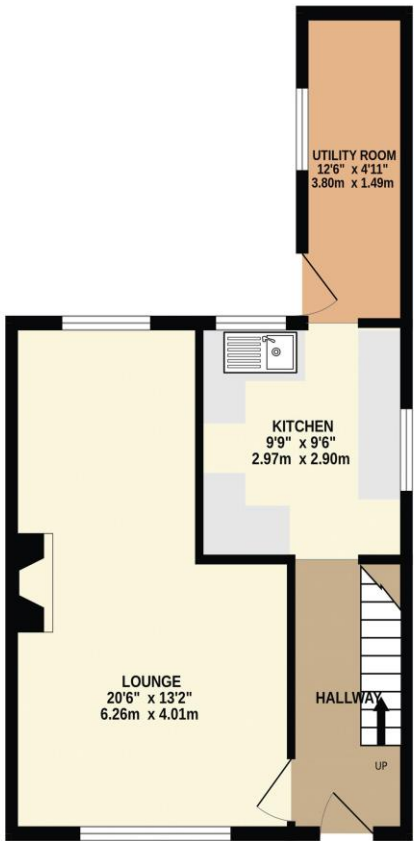
Mortgage and Financial Advice

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.

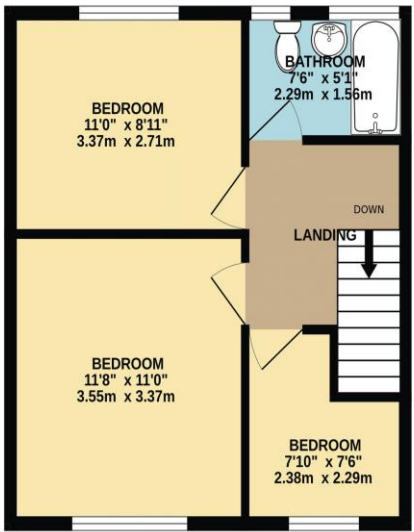
STATUTORY NOTICE: YOUR HOMES IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.



GROUND FLOOR
436 sq.ft. (40.5 sq.m.) approx.

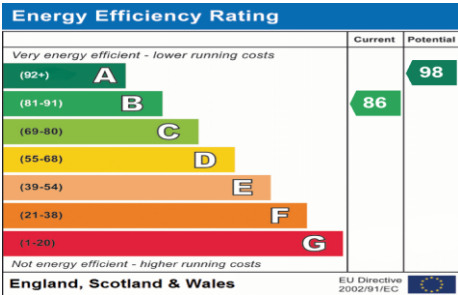


1ST FLOOR
381 sq.ft. (35.4 sq.m.) approx.



TOTAL FLOOR AREA : 817 sq.ft. (75.9 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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