



# 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**

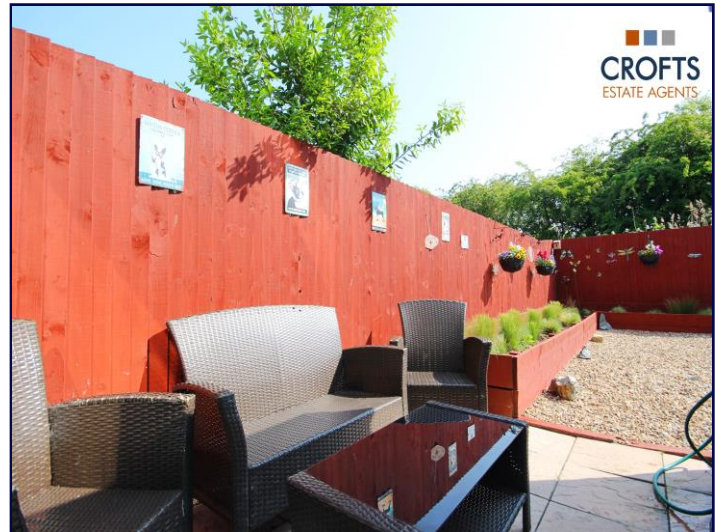
**Offers in the Region Of  
£125,000**

Crofts Estate Agents are delighted to bring to the market this well presented three bed semi detached house, which is situated within the town of Immingham. Best suited to first time buyers or buy to let investors this home is perfectly positioned with nearby shops and good schools for children of all ages within walking distance, public transport and excellent road links with the A180 and Grimsby both easily accessible. Internal viewing will reveal the entrance hallway, lounge-diner and extended kitchen. Heading to the first floor you will find three bedrooms, two being doubles and the family bathroom suite. Externally there is ample off road parking and low maintenance gardens to the front and rear.

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





### Lounge/Diner

12' 8" x 20' 6" (3.86m x 6.24m)

This spacious open plan lounge-diner benefits from tiled flooring, gas fire place, uPVC bay window and sliding door which provides access to the rear garden.

### Kitchen

11' 8" x 23' 11" (3.55m x 7.28m)

This extended kitchen-diner boasts a range of base and wall mounted units, sink with drainer, integral oven with hob and extractor above and tiled flooring. There is also plumbing for a washing machine, uPVC side door and uPVC window to the rear.

### Bedroom 1

11' 6" x 11' 8" (3.50m x 3.55m)

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

### Bedroom 2

9' 0" x 11' 8" (2.74m x 3.55m)

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

### Bedroom 3

7' 2" x 7' 5" (2.18m x 2.26m)

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

### Bathroom

5' 2" x 9' 0" (1.57m x 2.74m)

The bathroom suite benefits from a p shape bath with overhead shower, WC, basin, tiled flooring and walls and two uPVC windows to the rear elevation.

### Externally

Externally there is ample off road parking and low maintenance gardens to the front and 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 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.

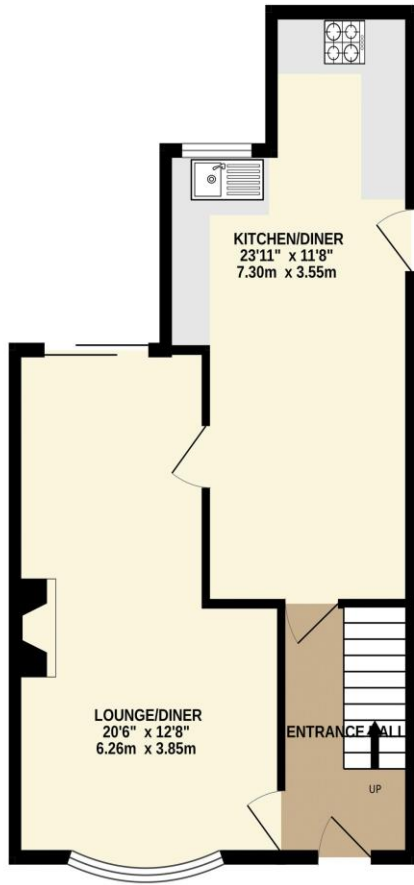
**Mortgage and Financial Advice**

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.

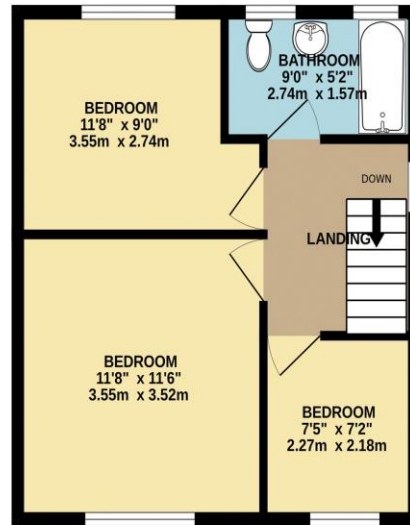
*STATUTORY NOTICE: YOUR HOMES IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.*



GROUND FLOOR  
514 sq.ft. (47.8 sq.m.) approx.



1ST FLOOR  
386 sq.ft. (35.9 sq.m.) approx.



TOTAL FLOOR AREA : 900 sq.ft. (83.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans 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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