



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



Kings Road

Immingham
DN40 1AL

Offers in the Region Of
£79,000

IDEAL FOR INVESTORS is this deceptively spacious two bedroom terraced house found in the town of Immingham. Occupying a good-sized plot the property is within close proximity to a range of local amenities with good schools for all ages within walking distance. The property also has excellent road links with both the A180 and Grimsby easily accessible. The property briefly comprises of a spacious lounge, dining/sitting room and kitchen. Heading to the first floor there is a generously proportioned master bedroom and a further double bedroom. In addition there is a generously proportioned family bathroom. To the outside of the property, there is off-road parking to the front. To the rear is a lean to and deceptively spacious enclosed garden, with fencing around the perimeter.

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' 4" x 12' 5" (4.37m x 3.78m)

The lounge benefits from wood-effect laminate flooring, radiator, tiled fire place, neutral decor with feature wall paper, built-in window seat, uPVC double-glazed window and uPVC door to the front elevation.

Sitting room/dining room

14' 8" x 12' 5" (4.47m x 3.78m)

The spacious sitting/dining room briefly comprises of carpeted flooring, decor with feature wallpaper, radiator, tiled fireplace and uPVC double-glazed window to the rear elevation.

Kitchen

11' 11" x 7' 3" (3.63m x 2.21m)

The modern kitchen benefits from neutral tiled flooring, metro-style splashback tiles, cream wall and base units with wood-effect worktop, oven and four-ring electric hob, extractor, large basin and draining board with mixer tap, radiator and uPVC double-glazed window and door to the side elevation, the latter providing access to the lean-to.

Bedroom

12' 5" x 11' 11" (3.78m x 3.63m)

The bedroom briefly comprises of carpeted flooring, radiator and uPVC double-glazed window to to the front elevation.

Bedroom

15' 2" x 9' 8" (4.62m x 2.94m)

The bedroom benefits from wood-effect laminate flooring, radiator, built-in storage area and uPVC double-glazed window to to the rear elevation.

Family Bathroom

11' 11" x 7' 3" (3.63m x 2.21m)

The family bathroom benefits from vinyl flooring, partial wall tiling, radiator, modern three-piece suite including W.C. basin and bath with mixer taps. In addition there is a separate corner shower with rainwater showerhead, built-in storage cupboard housing the boiler and uPVC double-glazed window to the rear elevation.,

Exterior

To the outside the property benefits from on street parking to the front. To the rear is a lean to, leading to a deceptively long, enclosed garden to 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 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.

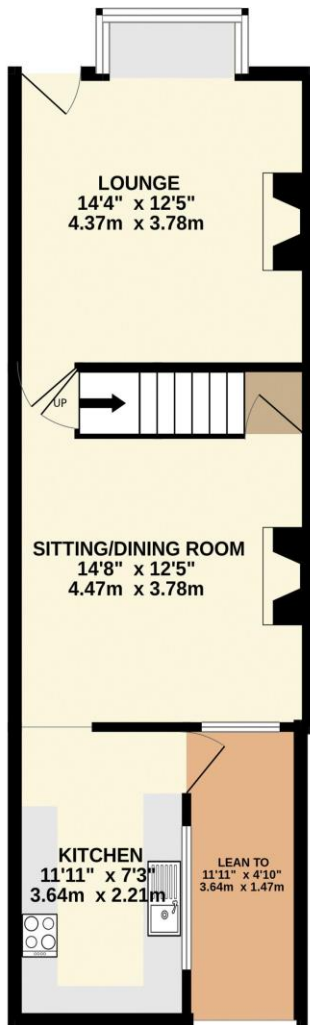
Mortgage and Financial Advice

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.

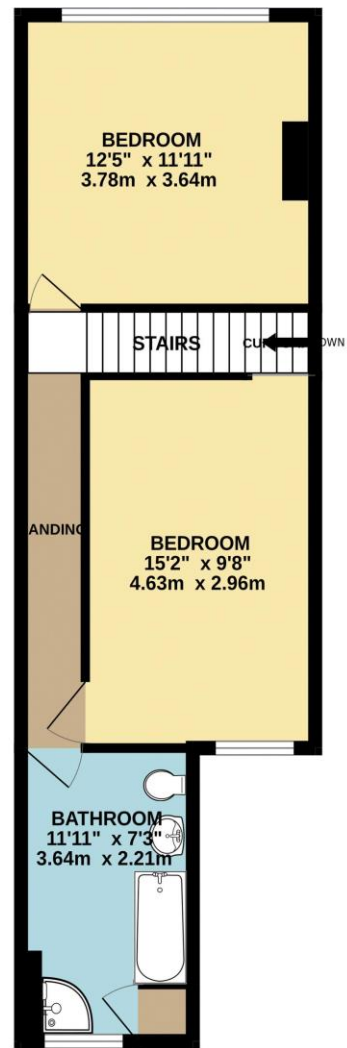
STATUTORY NOTICE: YOUR HOMES IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.



GROUND FLOOR
475 sq.ft. (44.1 sq.m.) approx.



1ST FLOOR
450 sq.ft. (41.8 sq.m.) approx.



TOTAL FLOOR AREA : 925 sq.ft. (85.9 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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