



# 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



35 Pamela Road  
Immingham  
DN40 1EG

Offers in the Region Of  
£122,500

Perfect for families and first-time buyers alike is this deceptively spacious three bedroom semi-detached house found in the town of Immingham. 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. With modern decor throughout, the property briefly comprises of an entrance hallway, lounge, spacious kitchen/diner and useful, separate utility room. Heading to the first floor there are three bedrooms, a cloakroom and a separate bathroom. To the outside of the property, there is a gated, low maintenance patio and lawn to the front. To the side of the property is a spacious yard, leading to the rear. The enclosed rear garden, with fencing around the perimeter includes a stylishly modernised patio, with matching pathway bordering the well-manicured lawn

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  
Saturday  
Sunday

9am to 5.30pm (Tuesday opening 9.30am)  
9am to 3pm  
Closed



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Sunday Closed





### Lounge

10' 9" x 14' 11" (3.27m x 4.54m)

The lounge benefits from neutral decor, carpeted flooring, radiator, fireplace with gas fire and uPVC double-glazed window to the front elevation.

### Kitchen/diner

The spacious kitchen/diner benefits from neutral decor, tiled flooring, splashback, wood base and wall units, 1.5 sink with draining board, radiator, oven, four ring gas hob, space for a dishwasher, American fridge-freezer and dining table and uPVC double-glazed windows to the rear elevation

### Utility room

10' 0" x 4' 8" (3.05m x 1.42m)

The utility room briefly comprises of tiled flooring, Worcester boiler, worktop providing space for washing machine and dryer and uPVC double-glazed window to the side elevation. There is also a useful understairs cupboard.

### Master bedroom

10' 0" x 14' 11" (3.05m x 4.54m)

The spacious master bedroom benefits from neutral decor, carpeted flooring, radiator and uPVC double-glazed window to the rear elevation.

### Bedroom 2

11' 2" x 10' 9" (3.40m x 3.27m)

Bedroom 2 briefly comprises of neutral decor and carpeted flooring, radiator, built-in wardrobe and uPVC double-glazed windows to the front elevation.

### Bedroom 3

9' 9" x 7' 7" (2.97m x 2.31m)

Bedroom 3 benefits from carpeted flooring, radiator and uPVC double-glazed windows to the front elevation.

### Cloakroom

5' 7" x 2' 6" (1.70m x 0.76m)

The cloakroom briefly comprises of modern, neutral, wallpapered decor, neutral vinyl flooring, W.C. and uPVC double-glazed window to the side elevation.

### Bathroom

6' 1" x 5' 7" (1.85m x 1.70m)

The bathroom benefits from feature wallpaper, neutral vinyl flooring, basin, bath, partial wall tiling including around the bath, rainwater shower and uPVC double-glazed window to the rear elevation.



### 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.

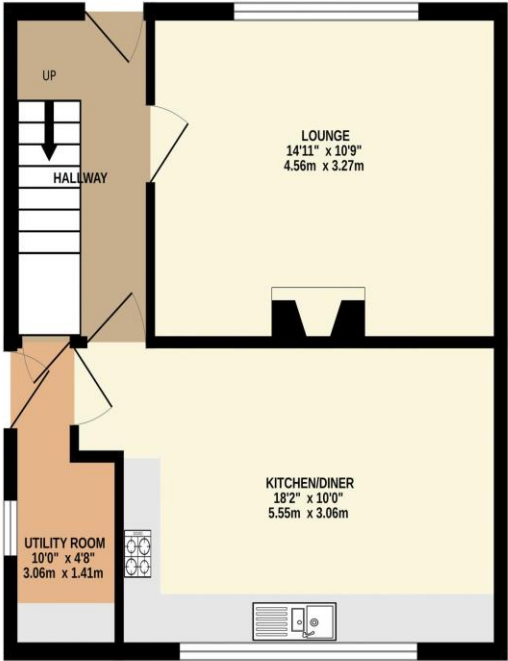
**STATUTORY NOTICE: YOUR HOMES IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.**



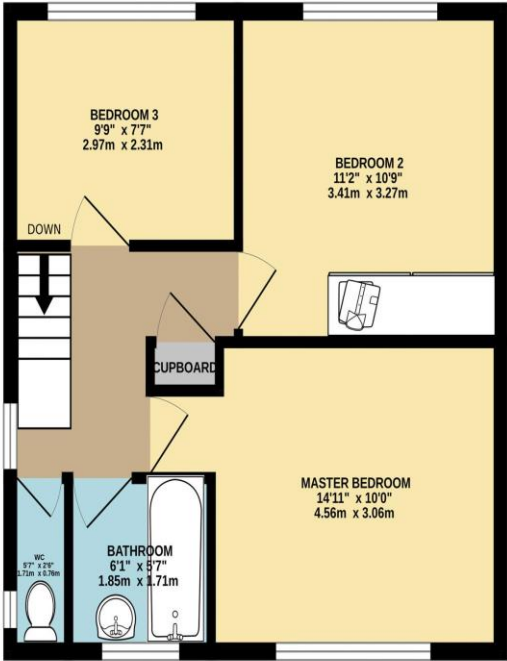




GROUND FLOOR  
428 sq.ft. (39.7 sq.m.) approx.



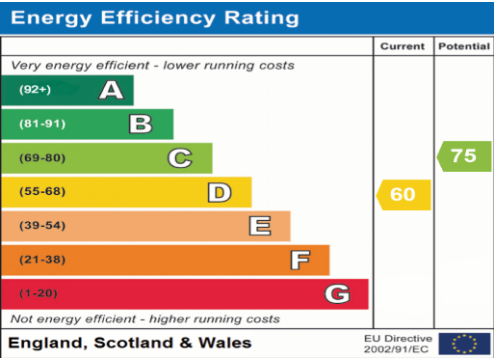
1ST FLOOR  
434 sq.ft. (40.3 sq.m.) approx.



TOTAL FLOOR AREA : 862 sq.ft. (80.1 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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