



# 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



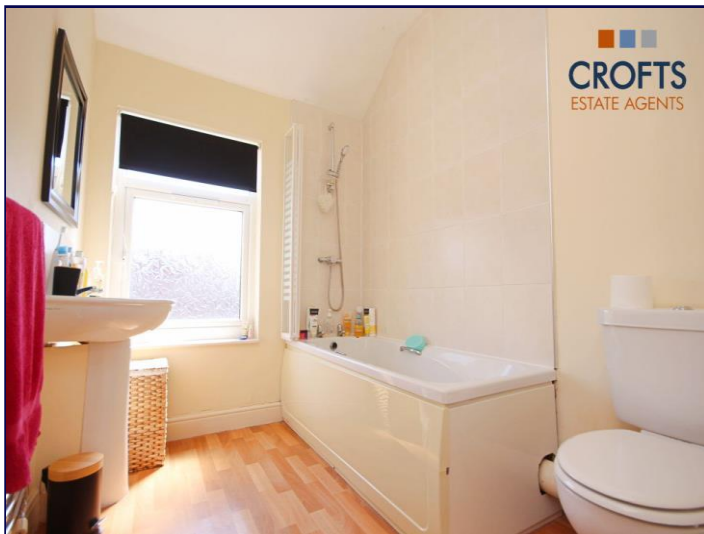
**Lawson Avenue  
Grimsby  
DN31 2EN**

**Offers in the Region Of  
£79,995**

Crofts Estate Agents are delighted to market this modern three bedroom mid terraced property which is being sold with **NO FORWARD CHAIN**. Well presented throughout, this would ideally suit a first time buyer or landlord investor who wants the finished article with very little to do. The ground floor comprises of the entrance hallway, front lounge with bay window and open plan kitchen-diner. The first floor has a full width master bedroom, second bedroom and the family bathroom suite. Viewings come highly recommended on this delightful property.

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

9' 10" x 14' 2" (2.99m x 4.31m)

Benefitting from vinyl flooring, modern decor with feature wall, radiator and walk in bay window.

### Kitchen/Diner

8' 2" x 12' 9" (2.49m x 3.88m)

Found at the rear of the property is the kitchen-diner which comprises of vinyl flooring, radiator, base and wall mounted units, integral oven with hob and extractor above, sink with drainer and uPVC door to the rear.

### Bedroom 1

12' 4" x 12' 9" (3.76m x 3.88m)

Briefly comprising of carpeted flooring, built in storage, neutral decor, radiator and uPVC window to the front elevation.

### Bedroom 2

6' 8" x 8' 2" (2.03m x 2.49m)

Briefly comprising of carpeted flooring, neutral decor, radiator and uPVC window to the rear elevation.

### Bathroom

6' 1" x 8' 2" (1.85m x 2.49m)

Benefitting from a bath with shower above, WC, basin, vinyl flooring, towel rail radiator and uPVC 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, 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.

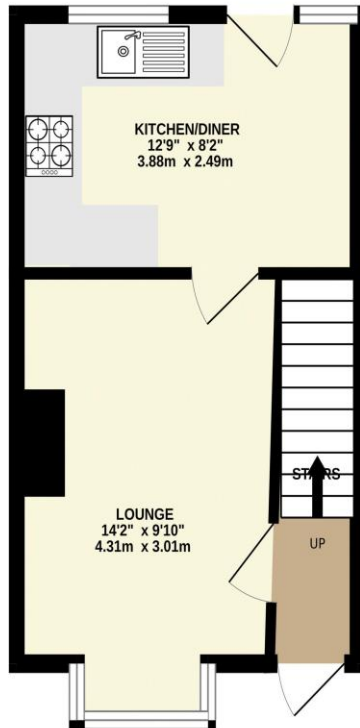
**Mortgage and Financial Advice**

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.

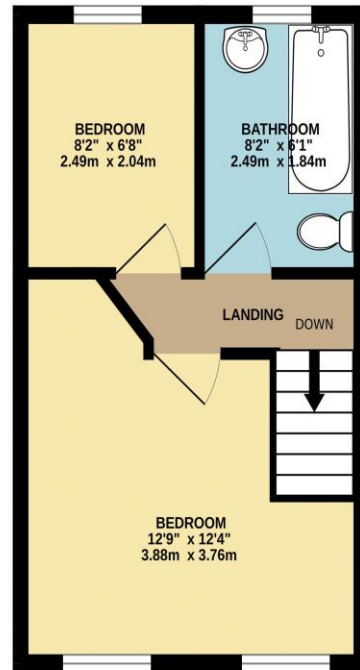
**STATUTORY NOTICE: YOUR HOMES IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.**



GROUND FLOOR  
265 sq.ft. (24.6 sq.m.) approx.



1ST FLOOR  
262 sq.ft. (24.3 sq.m.) approx.



TOTAL FLOOR AREA : 527 sq.ft. (49.0 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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