



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



297 Pelham Road
Immingham
DN40 1JU

Offers in the Region Of
£155,000

Situated within a prime location in the heart of Immingham is this stylishly presented three bed semi detached house. Ideally suited to first time buyers or families, the property is excellently positioned within good schools for children of all ages and a variety of shops all within walking distance. Only a short drive away you will also find Habrough Train Station, Humberside Airport and Grimsby. Internal viewing is a must to fully appreciate this delightful home and doing so will reveal the entrance hallway, lounge, kitchen and dining room. Heading to the first floor you will find three bedrooms, two being doubles and a modern four piece bathroom suite. Externally there are well maintained gardens and gated off road parking, which is found to the rear.

Address
Email
Website

: 21 Kennedy Way, Immingham, DN40 2AB
: immingham@croftsestateagents.co.uk
: 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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Lounge

11' 1" x 13' 10" (3.38m x 4.21m)

Benefitting from carpeted flooring, neutral decor, french doors, radiator and uPVC window to the front elevation

Dining room

9' 10" x 11' 8" (2.99m x 3.55m)

Adjacent to the kitchen, this room comprises of neutral decor, radiator, vinyl flooring and uPVC window to the front elevation.

Kitchen

12' 2" x 14' 9" (3.71m x 4.49m)

Boasting base and wall mounted units with integral oven, hob and extractor above, integral dishwasher and one and a half sink with drainer. There is also vinyl flooring, radiator and uPVC window and door to the rear.

Bedroom 1

11' 1" x 13' 10" (3.38m x 4.21m)

Bedroom one briefly comprises of carpeted flooring, radiator, built in wardrobes, neutral decor and dual aspect uPVC windows.

Bedroom 2

9' 10" x 12' 2" (2.99m x 3.71m)

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

Bedroom 3

5' 2" x 8' 6" (1.57m x 2.59m)

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

Bathroom

7' 0" x 8' 6" (2.13m x 2.59m)

This stylish four piece bathroom suite benefits from a bath, shower cubical, WC, basin, vinyl flooring, radiator, tiled walls and uPVC window to the side elevation.

Externally

Externally there are well maintained gardens to the front and rear. There rear offers plenty of space to relax or entertain, with the garden made up of laid to lawn, concrete patio area and a gated driveway providing ample off road parking.

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

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.



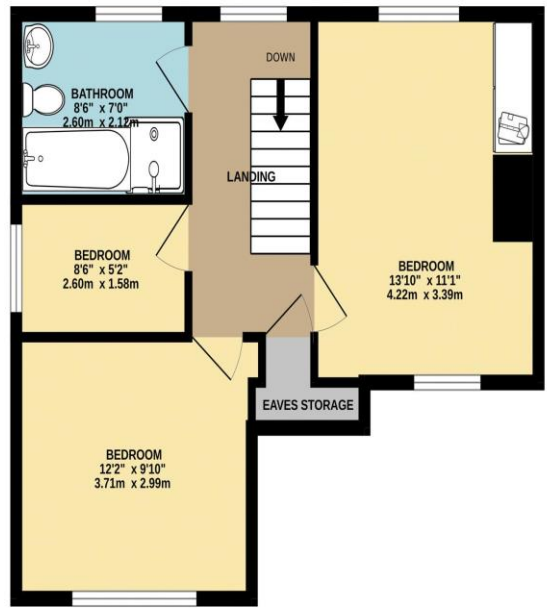




GROUND FLOOR
474 sq.ft. (44.0 sq.m.) approx.



1ST FLOOR
456 sq.ft. (42.4 sq.m.) approx.



TOTAL FLOOR AREA : 930 sq.ft. (86.4 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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