



CROFTS ESTATE AGENTS

PASSIONATE ABOUT PROPERTY

IMMINGHAM

01469 564294

SALES LETTINGS NEW HOME SALES LAND PROPERTY MANAGEMENT AUCTIONS FINANCIAL ADVICE AND MORTGAGES ENERGY PERFORMANCE PROVIDER



CROFTS
ESTATE AGENTS



8 Brewster Avenue
Immingham
DN40 1DN

Offers in the Region Of
£135,000

Perfect for growing families or first-time buyers is this deceptively spacious three bed semi-detached 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. With contemporary decor, the property briefly comprises of an entrance hallway, cloakroom, open-plan sitting room/dining room, kitchen, utility room, rear porch and store. Heading to the first floor there are three bedrooms and a shower room. To the outside of the property, there are well-maintained gardens to the front and rear, a well proportioned rear patio and a generous gated driveway with ample off-road parking.

Address : 21 Kennedy Way, Immingham, DN40 2AB
Email : immingham@croftsestateagents.co.uk
Website : www.croftsestateagents.co.uk

OFFICE HOURS

Mon to Fri
Saturday
Sunday

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



CROFTS ESTATE AGENTS

PASSIONATE ABOUT PROPERTY

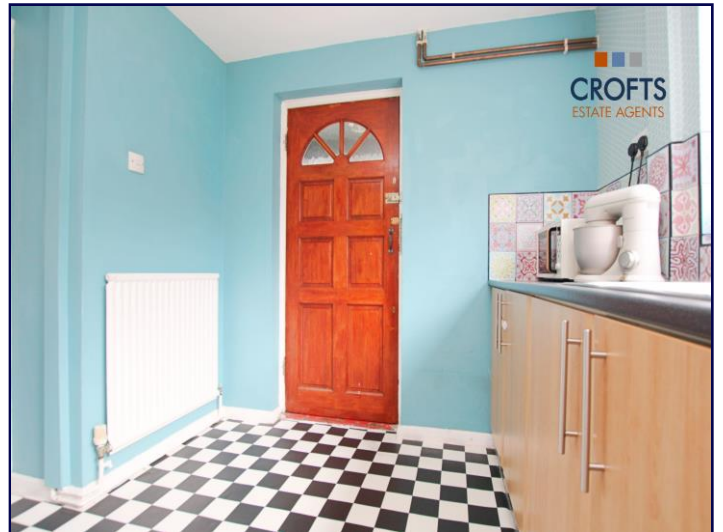
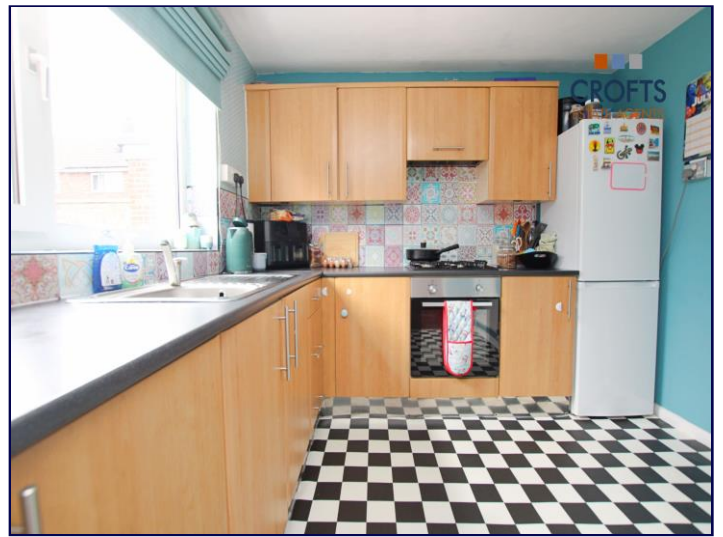
IMMINGHAM

01469 564294

SALES LETTINGS NEW HOME SALES LAND PROPERTY MANAGEMENT AUCTIONS FINANCIAL ADVICE AND MORTGAGES ENERGY PERFORMANCE PROVIDER

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



Entrance Hallway

The entrance hallway benefits from luxury carpeted flooring which continues up the stairs, neutral modern decor, spacious understairs area, great for storage, radiator, feature rustic wood bannister which matches the feature archway architrave between the open-plan sitting room and dining room and uPVC, double-glazed window and door to the front elevation.

Cloakroom

6' 1" x 2' 11" (1.85m x 0.89m)

This room briefly comprises of modern, neutral wood-effect, herringbone style vinyl flooring, tiling to the windowsill, W.C. and uPVC double-glazed window to the side.

Sitting room

12' 0" x 13' 0" (3.65m x 3.96m)

The open plan sitting room benefits from luxury carpeted flooring, neutral modern decor with wallpapered feature wall and half wall chimney breast, dado rail, radiator, modern feature fireplace with wood burner-style gas fire, uPVC double-glazed bay-style windows to the front elevation and a feature wood architrave to the archway to the open-plan dining room.

Dining room

9' 7" x 8' 8" (2.92m x 2.64m)

The open-plan dining room briefly comprises of carpeted flooring, modern decor with wallpapered feature wall, wood architrave to the

archway to the open-plan sitting room, radiator and uPVC, double-glazed windows to the rear elevation.

Kitchen

9' 7" x 10' 4" (2.92m x 3.15m)

The kitchen benefits from modern vinyl flooring, contemporary decor with feature wallpaper, base and wall units with modern worktop, sink with draining board and mixer tap, space for fridge/freezer, 4-ring gas hob, integrated oven, radiator, glazed wooden door providing access to the rear porch and uPVC double-glazed windows to the rear elevation.

Rear porch

Giving internal access to both the store and the utility room and external access to the side, the rear porch benefits from painted decor and uPVC, double-glazed windows and door to the side elevation.

Utility room

10' 1" x 6' 0" (3.07m x 1.83m)

The utility room briefly comprises of an Esprit boiler, space for a washing machine, dryer and fridge/freezer and uPVC, double-glazed window to the rear elevation.

Store

5' 8" x 2' 11" (1.73m x 0.89m)

This useful store benefits from painted decor and wood-effect laminate flooring.

First floor landing

The landing benefits from luxury carpeted flooring continued from the stairs and hallway, neutral decor and uPVC, double-glazed window to the side elevation.

Master bedroom

13' 8" x 12' 3" (4.16m x 3.73m)

The master bedroom benefits from carpeted flooring, modern decor with feature wallpaper, radiator, built-in storage cupboard and uPVC, double-glazed windows to the front elevation.

Bedroom 2

8' 6" x 13' 8" (2.59m x 4.16m)

Bedroom 2 briefly comprises of carpeted flooring, modern decor, radiator and uPVC, double-glazed windows to the rear elevation.

Bedroom 3

9' 2" x 8' 6" (2.79m x 2.59m)

Bedroom 3 briefly comprises of carpeted flooring, modern decor with two wallpapered walls, radiator, built-in storage cupboard and uPVC, double-glazed windows to the front elevation.

Shower room

6' 0" x 5' 9" (1.83m x 1.75m)

The shower room benefits from modern vinyl flooring, neutral decor, heated towel rail, corner shower with electric shower, basin with mixer tap, W.C., metro-style wall tiles to the shower and matching splashback tiles to the basin and uPVC, double-glazed window to the rear elevation.

Exterior

The exterior briefly comprises of a generous driveway providing ample off-road parking and maintained lawn, fenced on both sides with brick wall to the front, the lawn being bordered by flower beds and mature shrubs. To the rear is an enclosed garden benefitting from a well-proportioned patio ideal for relaxing or al fresco dining, space for a summerhouse or shed and lawn with flower bed and mature shrub borders with fencing and brick wall to the perimeter.



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.

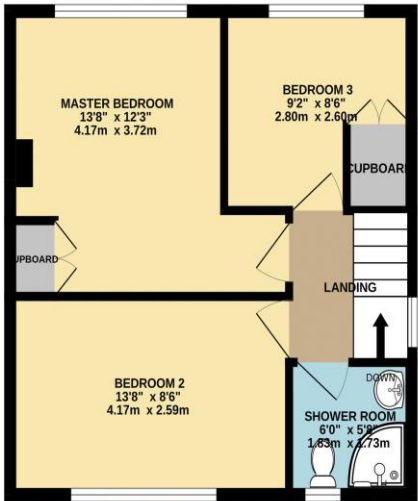




GROUND FLOOR
488 sq.ft. (45.3 sq.m.) approx.



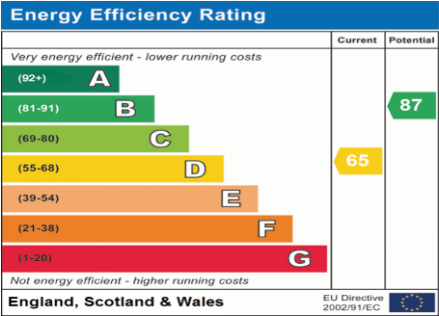
1ST FLOOR
406 sq.ft. (37.7 sq.m.) approx.



TOTAL FLOOR AREA: 894 sq.ft. (83.0 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.

Made with Metropix ©2025



DISCLAIMER - IMPORTANT NOTICE REGARDING SALES PARTICULARS Although we have taken great care to insure the accuracy of the information contained in these particulars, we specifically deny liability for any mistakes, omissions or errors and strongly advise that all proposed purchasers should satisfy themselves by inspection or otherwise, as to their correctness, prior to entering into any commitment to purchase. In particular any information provided in respect of tenure, council tax, rateable values etc has been given in good faith and whilst believed to be correct, may be subject to amendment. Any references to the condition, use or appearance of the property are made for guidance only, and no warranties are given or implied by this information. It is not Crofts policy to check the position with regards to any planning permission or building regulation matters and as such all interested parties are advised to make their own enquires, in order to ensure that any necessary consents have been obtained. All measurements are approximate and are for guidance only and cannot be relied upon. Measurements are taken from wall to wall unless otherwise stated, with the metric conversion shown in brackets. Any plans or maps contained are for identification purpose only, and are not for any other use but guidance & illustration. Crofts have not tested any apparatus, equipment, fixtures, fittings or services including central heating systems and cannot therefore verify that they are in working order, or fit for their intended purpose. These details do not form any part of any contract, and unless specifically stated otherwise, furnishings and contents are not included within this sale.

Crofts estate agents Immingham is operated as a franchise and trademark by KMG estates (Immingham) Ltd, trading as Crofts estate agents Immingham. Registered in England. Company Number 14308294