



CROFTS ESTATE AGENTS

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IMMINGHAM

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


CROFTS
ESTATE AGENTS



**Thornton Place
Immingham
DN40 1NE**

Auction Guide Price £95,000

Offered for sale with NO FORWARD CHAIN and offering huge potential is this semi-detached bungalow which sits on a generous size plot in the popular town of Immingham. Currently arranged as two bedrooms with scope to reconfigure to three, the property requires a comprehensive programme of refurbishment throughout—ideal for investors, developers or buyers seeking a project. Inside, you'll find an entrance hall, bay-fronted lounge, kitchen, two bedrooms, and a bathroom, plus a flexible dining room/second reception that could convert to an additional bedroom. Outside offers driveway with ample parking, a single garage, and front and rear gardens with space to landscape. Well placed for local amenities, schools and transport links including the A180 and access to the Humber Ports.

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
10' 8" x 16' 6" (3.25m x 5.03m)

Kitchen
12' 1" x 12' 3" (3.68m x 3.73m)

Bedroom 1
9' 10" x 12' 7" (2.99m x 3.83m)

Bedroom 2
10' 8" x 11' 10" (3.25m x 3.60m)

Bedroom 3/dining
6' 7" x 7' 11" (2.01m x 2.41m)

Bathroom
5' 2" x 6' 5" (1.57m x 1.95m)

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 B: 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.

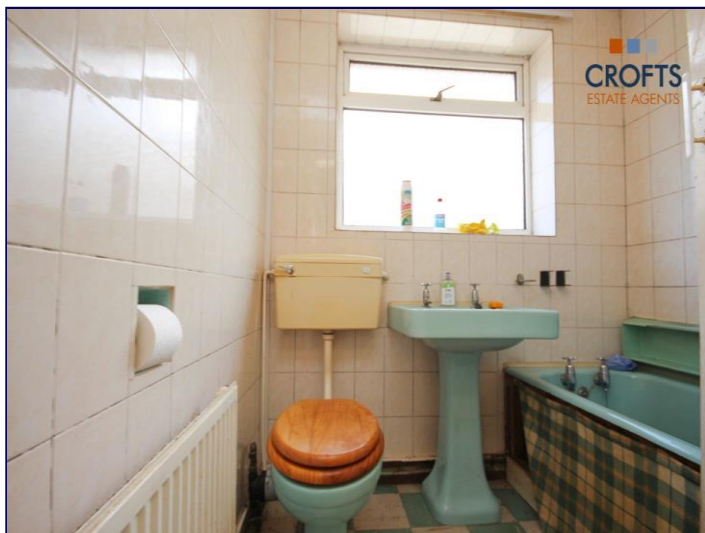
Property Management

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.

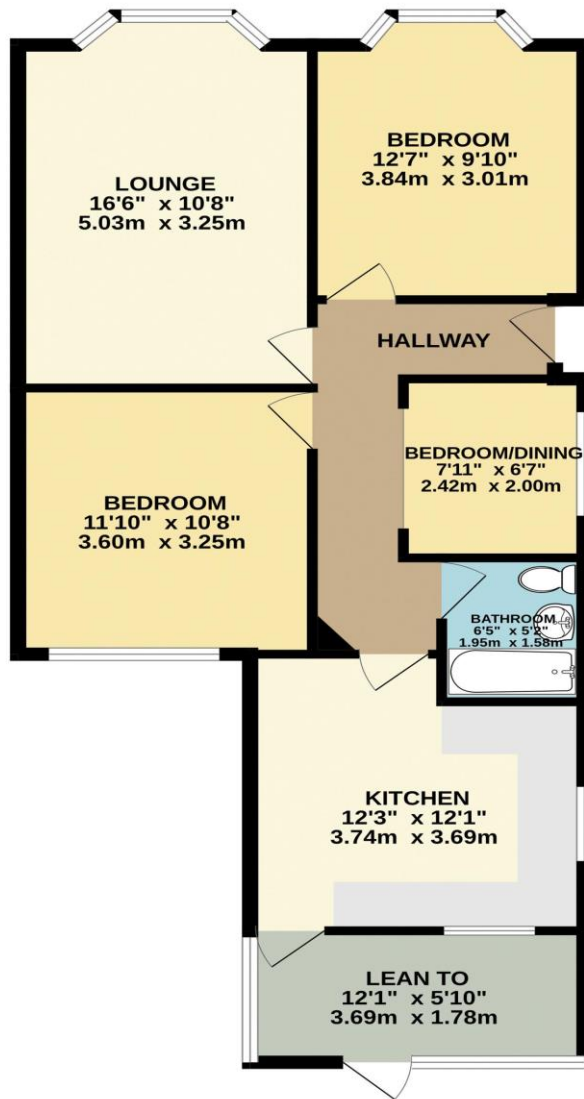
Mortgage and Financial Advice

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
783 sq.ft. (72.7 sq.m.) approx.



TOTAL FLOOR AREA : 783 sq.ft. (72.7 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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