



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



**Pilgrim Avenue
Immingham
DN40 1EJ**

**Offers in the Region Of
£135,000**

Being sold with NO FORWARD CHAIN, this three bedroom semi-detached property offers an excellent opportunity for buyers looking to put their own stamp on a home. Situated in a popular residential area of Immingham, the property is within easy reach of local schools, shops and transport links, making it ideal for families or investors alike. The accommodation briefly comprises an entrance hall, spacious lounge-diner, kitchen and utility to the ground floor. To the first floor there are three well-proportioned bedrooms and a family bathroom. Externally, the property benefits from a generous sized rear garden with plenty of potential, along with a front garden and driveway providing off-road parking. Whilst the property does require a scheme of refurbishment and modernisation throughout, it presents a fantastic opportunity to create a well-appointed family home.

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/Diner

13' 2" x 20' 6" (4.01m x 6.24m)

Open plan, this room consist of carpeted flooring, electric fire, radiator and uPVC window to the front elevation with uPVC door to the rear.

Kitchen

9' 9" x 10' 2" (2.97m x 3.10m)

Found at the rear, the kitchen consists of laminate flooring, radiator, one and a half sink with drainer, freestanding oven and dual aspect uPVC windows.

Bedroom 1

10' 3" x 11' 4" (3.12m x 3.45m)

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

Bedroom 2

10' 2" x 11' 4" (3.10m x 3.45m)

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

Bedroom 3

6' 10" x 7' 4" (2.08m x 2.23m)

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

Bathroom

5' 5" x 7' 5" (1.65m x 2.26m)

Benefitting from bath with shower above, WC, basin, laminate flooring, radiator and uPVC window to the rear elevation.

Externally

Offering low maintenance gardens to the front and rear, ample off road parking and single garage.

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

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.

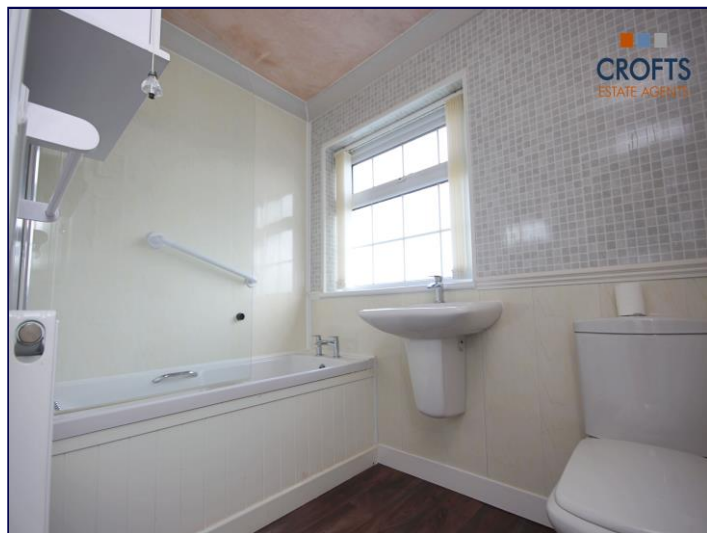
Property Management

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.

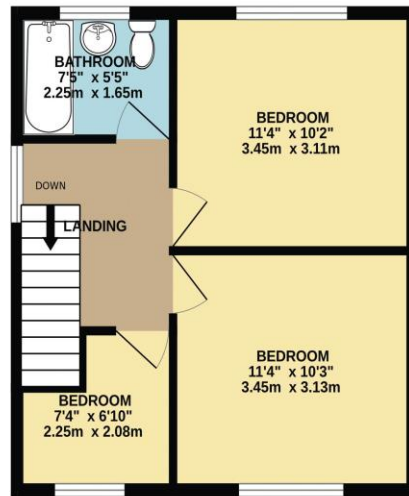
STATUTORY NOTICE: YOUR HOMES IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.



GROUND FLOOR
446 sq.ft. (41.4 sq.m.) approx.



1ST FLOOR
383 sq.ft. (35.5 sq.m.) approx.



TOTAL FLOOR AREA : 828 sq.ft. (76.9 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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