



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



25 Princess Street
Immingham
DN40 1LH

Offers in the Region Of £155,000

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

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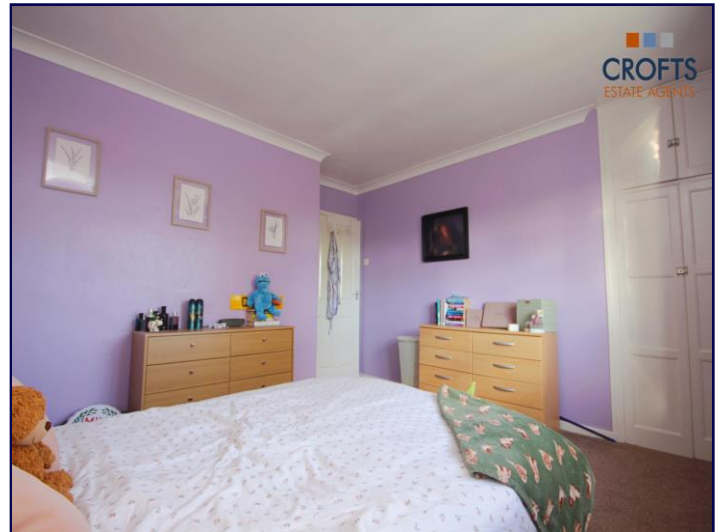
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Lounge

12' 3" x 13' 4" (3.73m x 4.06m)

This stylishly presented room benefits from a feature electric fire, part panelled walls, carpeted flooring and uPVC window to the rear elevation.

Dining Room

9' 8" x 11' 2" (2.94m x 3.40m)

Benefitting from laminate flooring, neutral decor, radiator and uPVC window to the rear elevation.

Kitchen

9' 8" x 11' 2" (2.94m x 3.40m)

Benefitting from base and wall mounted units, tiled flooring, radiator, sink with drainer, freestanding oven, under stairs storage and uPVC window to the side elevation.

Bedroom 1

12' 3" x 12' 8" (3.73m x 3.86m)

Bedroom one briefly comprises of carpeted flooring, built in storage, radiator and uPVC window to the rear elevation.

Bedroom 2

11' 2" x 12' 8" (3.40m x 3.86m)

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

Bedroom 3

8' 2" x 8' 6" (2.49m x 2.59m)

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

Bathroom

6' 0" x 6' 8" (1.83m x 2.03m)

This modern suite comprises of p shape jacuzzi bath with shower above, WC, vanity basin, tiled flooring and walls, towel rail radiator and uPVC window to the side elevation.

Externally

Outside, the property truly shines — boasting a large, well-maintained garden that offers plenty of space for outdoor dining, children's play, or even future extensions (subject to survey and planning approval). A driveway provides convenient off-road parking, while the front garden adds to the home's attractive kerb appeal.



Immingham 01469 564294

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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.

Broadband and Telecom Communications

Broadband and mobile speeds and availability can be assessed via the Ofcoms checker website.

<https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker>

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.

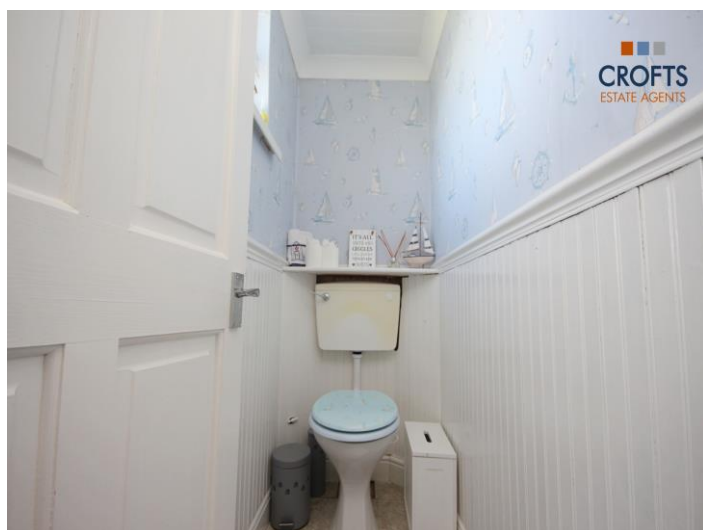
Property Management

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

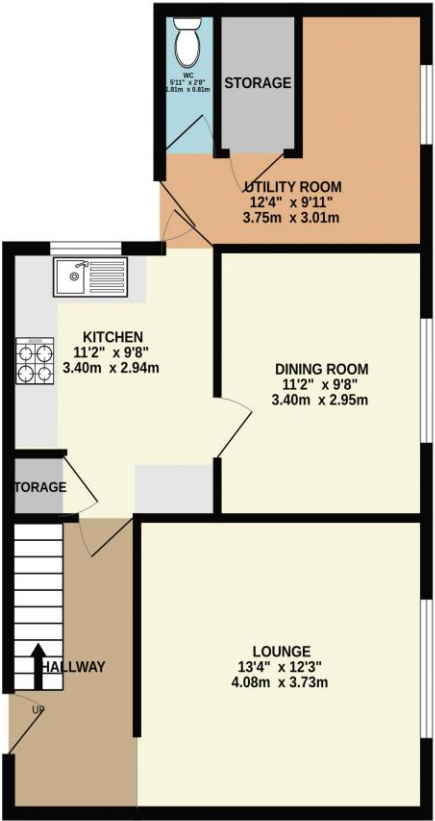
With access to a range of mortgage products, Crofts Estate Agents Immingham in connection with Forge Financial Solutions Ltd will help you find the best mortgage to suit your needs. Forge Financial Solutions Ltd will act on your behalf in advising you on mortgages and other financial matters.

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

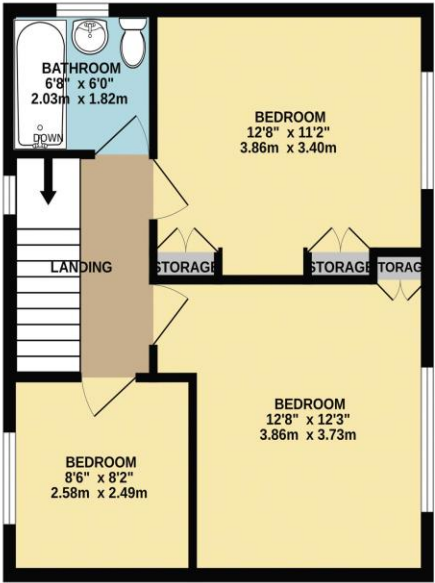




GROUND FLOOR
573 sq.ft. (53.3 sq.m.) approx.



1ST FLOOR
452 sq.ft. (42.0 sq.m.) approx.



TOTAL FLOOR AREA: 1025 sq.ft. (95.2 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

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