



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



34 Worsley Road
Immingham
DN40 1DE

Offers in the Region Of £125,000

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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' 9" x 14' 10" (3.27m x 4.52m)

This well presented living space comprises of carpeted flooring, modern decor with feature wall, radiator and uPVC window to the front elevation.

Kitchen/Diner

16' 2" x 17' 11" (4.92m x 5.46m)

A beautifully presented modern kitchen-diner offering a stylish and versatile open-plan space, ideal for both everyday living and entertaining. Featuring sleek fitted cabinetry, integrated appliances, and ample worktop space, the room is thoughtfully designed to combine practicality with contemporary living. A spacious dining area provides the perfect setting for family meals and social gatherings, while generous natural light enhances the bright and inviting atmosphere.

Bedroom 1

10' 4" x 11' 4" (3.15m x 3.45m)

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

Bedroom 2

10' 3" x 14' 4" (3.12m x 4.37m)

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

Bedroom 3

7' 7" x 9' 7" (2.31m x 2.92m)

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

Bathroom

5' 7" x 8' 9" (1.70m x 2.66m)

Benefitting from a bath with shower above, WC, basin, vinyl flooring and uPVC window to the rear.

External

Outside, the home benefits from off-road parking to both the front and side via a shared driveway, while to the rear you'll find a generous-sized garden, offering plenty of space to relax, entertain, or enjoy family time outdoors.

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, 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

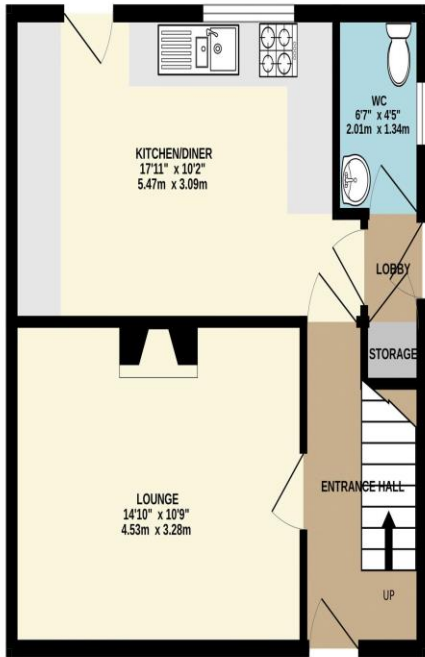
We offer a free valuation with no obligation, just call the relevant office, or visit www.croftsestateagents.co.uk seven days a week to arrange your free valuation.

Property Management

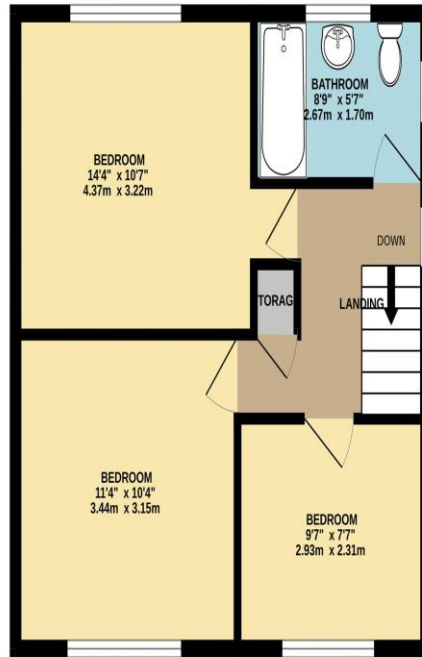
We offer a full property management service, offering full and comprehensive credit and referencing checks detailed photographic inventories and regular property inspections to name just a few of our services.



GROUND FLOOR
430 sq.ft. (40.0 sq.m.) approx.

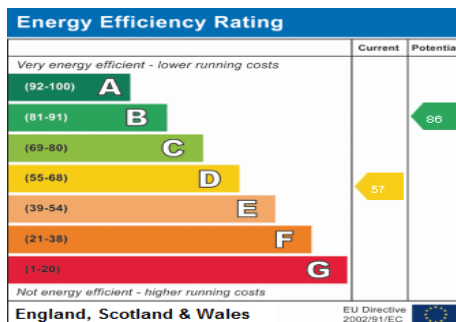


1ST FLOOR
437 sq.ft. (40.6 sq.m.) approx.



TOTAL FLOOR AREA: 867 sq.ft. (80.5 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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