CROFTS ESTATE AGENTS
PASSIONATE ABOUT PROPERTY

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84 Margaret Street
Immingham
DN40 1JY

£105,000

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Property Description
Situated in the popular town of Immingham and offered to the market with no forward chain, this three-bedroom end-terrace property presents an excellent opportunity for buyers looking to take on a renovation project and create a home tailored to their own tastes and requirements. Although the property requires a comprehensive programme of modernisation throughout, it offers generous accommodation and excellent potential to add value. Internally, the property provides living space across two floors, including a lounge, kitchen, three well-proportioned bedrooms and a family bathroom. Occupying a residential position within easy reach of local amenities, schools and transport links, the property is ideally suited to investors, developers or buyers seeking a rewarding refurbishment project. Rarely do opportunities arise to acquire a property with such scope for improvement, making early viewing highly recommended to fully appreciate the potential on offer.
Service Disclaimer: All services/appliances have not and will not be tested.

Lounge
10' 4" x 15' 4" (3.15m x 4.67m)

Kitchen
14' 2" x 17' 5" (4.31m x 5.30m)

Bedroom one
10' 10" x 14' 5" (3.30m x 4.39m)

Bedroom two
10' 11" x 12' 8" (3.32m x 3.86m)

Bedroom three
7' 9" x 8' 3" (2.36m x 2.51m)

Bathroom

Agent **notes**

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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 websitewww.voa.gov.uk/cti

Mortgage Services
Our Mortgage Services Consultants can help you explore your mortgage and protection options by providing clear guidance on the home-buying process, including the costs involved and advice on how much you can afford to borrow. They can also help you find the right mortgage by comparing thousands of deals from a panel of high street and specialist lenders.

Any fees payable will be explained in your initial no-obligation appointment, before you choose whether to use our Mortgage Services.

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 for 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.

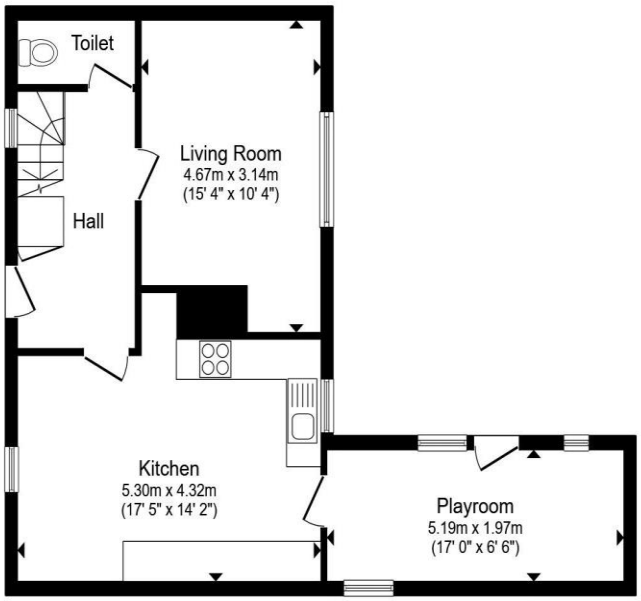




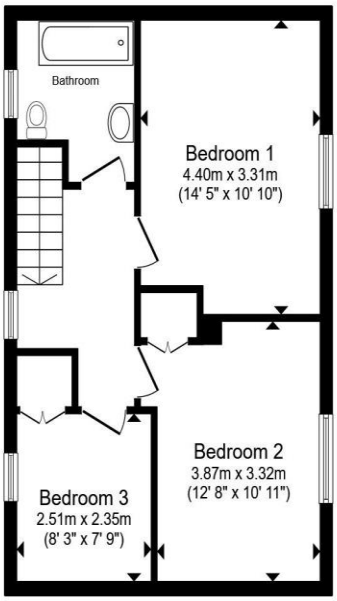




Monday to Friday	9am to 5.30pm (Tuesday opening 9.30am)
Saturday	9am to 3.00pm
Sunday	Closed



Ground Floor

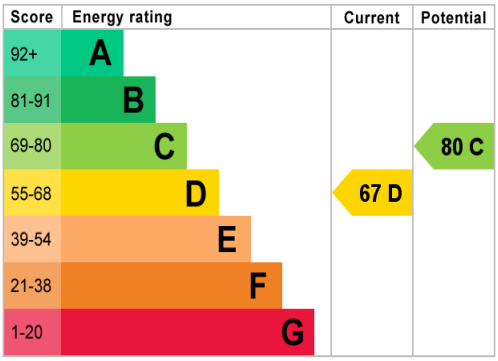


First Floor

Total floor area 99.3 m² (1,069 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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MS/SEQ/8768/08.26