



# 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



39 Worsley Road  
Immingham  
DN40 1DD

Offers in the Region Of £105,000

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Email : [immingham@croftsestateagents.co.uk](mailto:immingham@croftsestateagents.co.uk)  
Website : [www.croftsestateagents.co.uk](http://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' 11" x 15' 0" (3.32m x 4.57m)

Benefitting from carpeted flooring, radiator, coving, electric fire and uPVC window to the front elevation.

**Kitchen/Diner**

10' 3" x 18' 4" (3.12m x 5.58m)

This spacious kitchen-diner offers a versatile layout with plenty of room for both cooking and dining. The space benefits from good natural light and provides a great opportunity to create a stylish, sociable hub of the home. While the kitchen would benefit from some modernisation, it presents the perfect chance for buyers to update and personalise to their own taste, adding value and making it truly their own.

**Bedroom 1**

10' 11" x 11' 4" (3.32m x 3.45m)

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

**Bedroom 2**

10' 3" x 14' 3" (3.12m x 4.34m)

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

**Bedroom 3**

7' 7" x 10' 0" (2.31m x 3.05m)

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

**Bathroom**

5' 6" x 6' 7" (1.68m x 2.01m)

A thoughtfully designed bathroom suite features a clean, modern space where the bath and basin are arranged together, creating a calm and practical area for washing and relaxation. The separate adjoining room houses the toilet, offering added privacy and convenience. This layout is ideal for busy households, allowing multiple people to use the facilities at the same time while maintaining a tidy and functional flow between spaces.

**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](http://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](http://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.

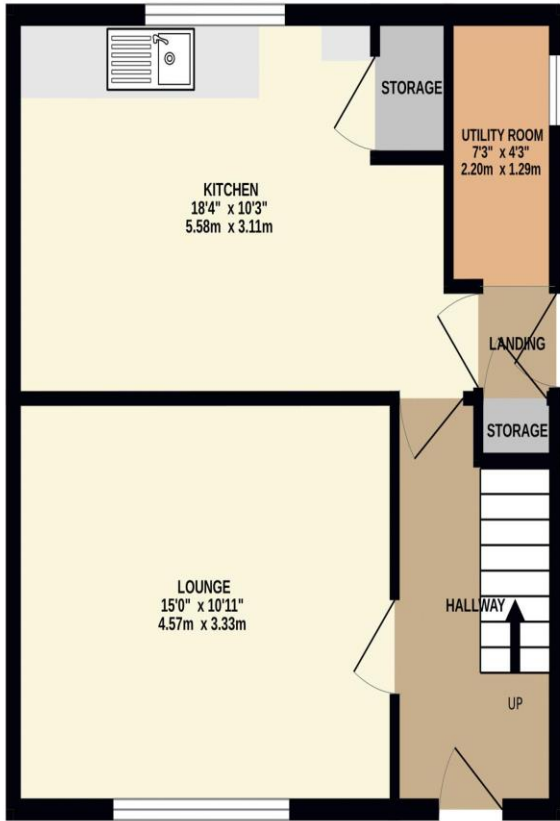
**Mortgage and Financial Advice**

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.

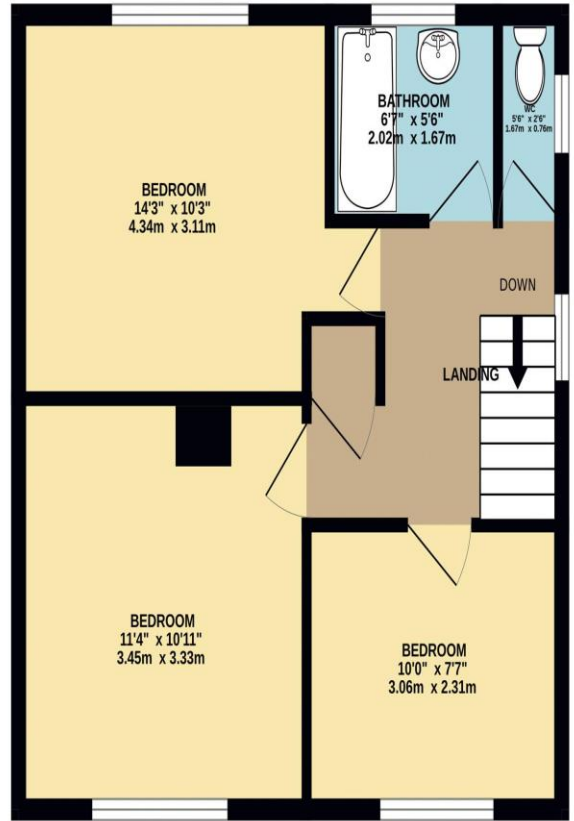
**STATUTORY NOTICE: YOUR HOMES IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.**



GROUND FLOOR  
452 sq.ft. (42.0 sq.m.) approx.



1ST FLOOR  
448 sq.ft. (41.7 sq.m.) approx.



TOTAL FLOOR AREA : 900 sq.ft. (83.6 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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