



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



363 Pelham Road
Immingham
DN40 1NG

Offers in the Region Of £155,000

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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

11' 5" x 13' 10" (3.48m x 4.21m)

Neutrally decorated, this rather spacious room comprises of carpeted flooring, radiator and uPVC window to the front elevation.

Dining room

8' 5" x 10' 5" (2.56m x 3.17m)

Comprising of tiled flooring, radiator, neutral decor and sliding door to the rear.

Kitchen

8' 11" x 10' 5" (2.72m x 3.17m)

Benefitting from a range of base and wall mounted units, sink with drainer, integral oven with hob above, tiled flooring and uPVC window to the rear elevation.

Bedroom 1

11' 0" x 13' 11" (3.35m x 4.24m)

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

Bedroom 2

10' 6" x 10' 8" (3.20m x 3.25m)

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

Bedroom 3

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

Neutrally decorated, the room benefits from

Bathroom

6' 11" x 7' 3" (2.11m x 2.21m)

Benefitting from a bath, WC, vanity basin, WC, radiator and uPVC window to the rear elevation.

Externally

Externally, the property benefits from a well-kept front garden, a private enclosed rear garden ideal for outdoor entertaining, and off-road parking via a driveway. The rear garden offers a safe and secure space for children and pets while providing plenty of room for seating and planting.

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 B: To confirm council tax banding for this property please view the website- www.voa.gov.uk/cti

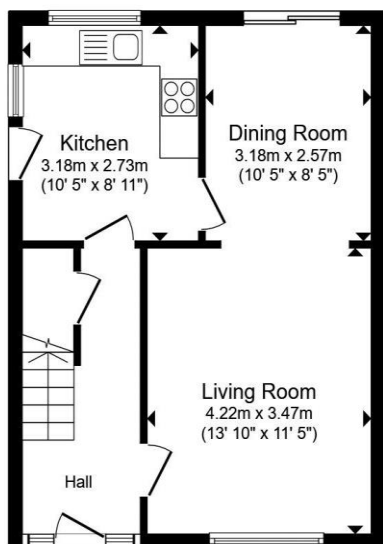
Free Valuations

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.

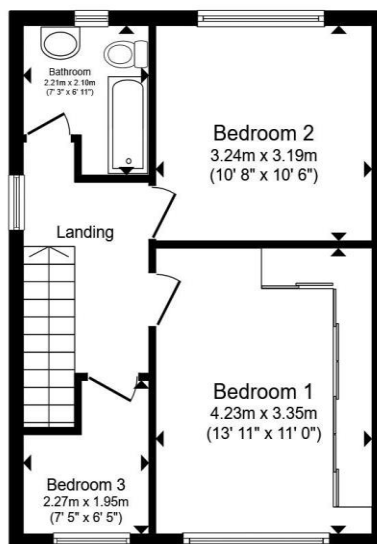
Property Management

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.

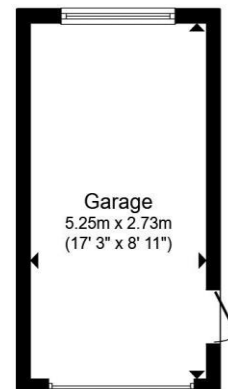




Ground Floor



First Floor



Garage

Total floor area 95.3 m² (1,026 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

