



# 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



Pilgrim Avenue  
Immingham  
DN40 1DJ

Fixed £140,000

Step onto the property ladder with this beautifully presented three-bedroom semi-detached home, perfectly suited for first-time buyers or young families. Situated in the popular port town of Immingham, this modern property combines style, comfort, and practicality – offering an ideal balance of contemporary living and everyday convenience. Located close to local schools, shops, and transport links, this home offers both comfort and connectivity, making daily life that little bit easier. Inside, you'll find an open plan lounge-diner that's filled with natural light and a brand new kitchen with integral appliances to the ground floor. Upstairs, there are three well-proportioned bedrooms and a contemporary family bathroom. Outside, the property benefits from a private rear garden, perfect BBQ's, entertaining or relaxing. There's also a driveway to the front, providing convenient off-street parking.

Address : 21 Kennedy Way, Immingham, DN40 2AB  
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/Diner

13' 9" x 20' 7" (4.19m x 6.27m)

This spacious open plan lounge-diner benefits from carpeted flooring, modern decor with feature wall, uPVC window to the front elevation and patio doors that open out to the rear garden.

### Kitchen

9' 10" x 9' 11" (2.99m x 3.02m)

This brand new kitchen boasts base and wall mounted units with gold accessories, sink with drainer and a range of integral appliances including fridge freezer, oven, microwave and slimline dishwasher. Please note the splashback is due to be tiled by the seller.

### Bedroom 1

10' 8" x 11' 1" (3.25m x 3.38m)

Bedroom one briefly comprises of carpeted flooring, radiator, modern decor with feature wall and uPVC window to the front elevation.

### Bedroom 2

9' 6" x 10' 8" (2.89m x 3.25m)

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

### Bedroom 3

7' 7" x 8' 1" (2.31m x 2.46m)

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

### Bathroom

4' 11" x 8' 1" (1.50m x 2.46m)

The family bathroom benefits from a bath with shower above, WC, basin, tiled walls, vinly flooring and two uPVC windows to the rear elevation.

### Externally

Outside, the property benefits from a private rear garden, perfect BBQ's, entertaining or relaxing. There's also a driveway to the front, providing convenient off-street parking.

**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.

**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.

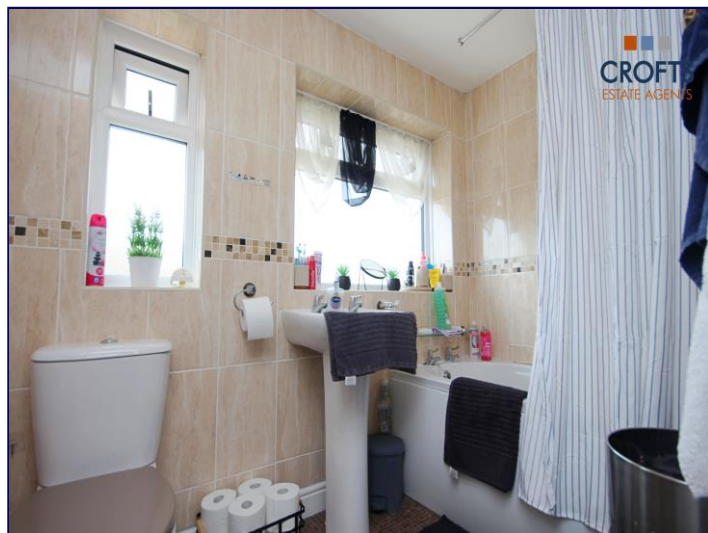
**Property Management**

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.

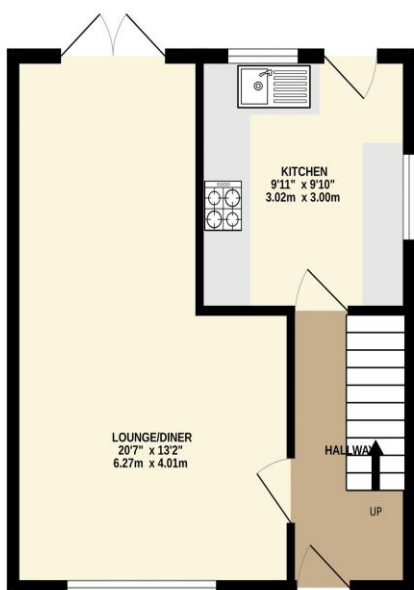
**Mortgage and Financial Advice**

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.

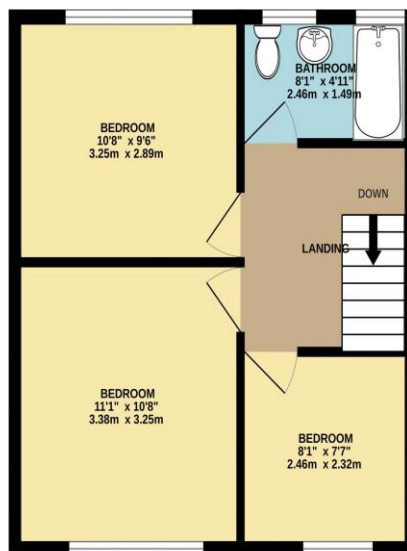
**STATUTORY NOTICE: YOUR HOMES IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.**



GROUND FLOOR  
386 sq.ft. (35.8 sq.m.) approx.



1ST FLOOR  
386 sq.ft. (35.8 sq.m.) approx.



TOTAL FLOOR AREA : 772 sq.ft. (71.7 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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