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SALES LETTINGS NEW HOME SALES LAND PROPERTY MANAGEMENT AUCTIONS FINANCIAL ADVICE AND MORTGAGES ENERGY PERFORMANCE PROVIDER



Dunster Walk
Immingham
DN40 1JA

Offers in the Region Of £69,950

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Property Introduction

Situated in the popular town of Immingham, this three bedroom end terrace property presents an excellent opportunity for both first time buyers looking to step onto the property ladder and investors seeking a property with strong rental potential. The accommodation briefly comprises an entrance hallway, a spacious lounge, a well proportioned kitchen/diner, and three good sized bedrooms, all served by a family bathroom. The property offers a practical layout with plenty of scope for a new owner to personalise and add value. Externally, the home benefits from enclosed front and rear gardens, providing outdoor space for families, entertaining, or gardening enthusiasts. Conveniently located close to local amenities, schools, transport links, and the Port of Immingham, the property is ideally positioned for commuters and families alike. Offering excellent value for money, this is a fantastic opportunity to acquire a well proportioned home in a sought after location. Early viewing is highly recommended to appreciate the potential this property has to offer.

*** PLEASE NOTE THE PROPERTY IS CONSTRUCTED OF CONCRETE AND IS THEREFORE NO STANDARD CONSTRUCTION***

Lounge

10' 8" x 20' 9" (3.25m x 6.32m)

Neutrally decorated, the lounge diner comprises of laminate flooring, radiator, UPVC window to the front elevation and French doors to the rear.

Kitchen

9' 11" x 11' 10" (3.02m x 3.60m)

Benefitting from ample storage through a range of base and wall mounted units, laminate flooring, sink with drainer and uPVC window to the front elevation.

Bedroom 1

8' 10" x 12' 9" (2.69m x 3.88m)

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

Bedroom 2

11' 10" x 12' 6" (3.60m x 3.81m)

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

Bedroom 3

9' 11" x 10' 1" (3.02m x 3.07m)

Bathroom

4' 8" x 9' 9" (1.42m x 2.97m)

Benefitting from a shower cubical, WC, vanity basin, vinyl flooring and uPVC window to the rear elevation.

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

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.

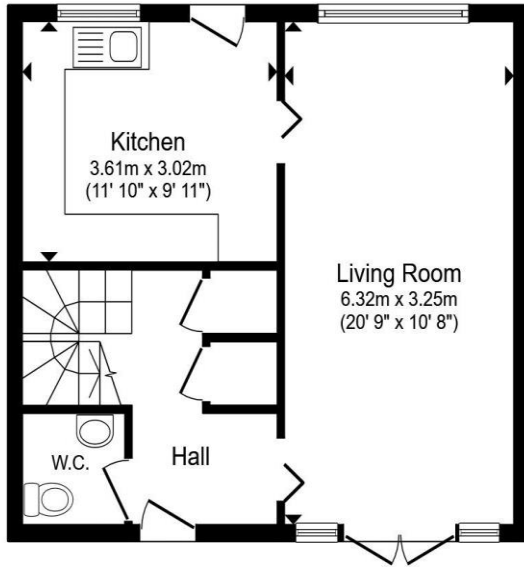
Free Valuations

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.

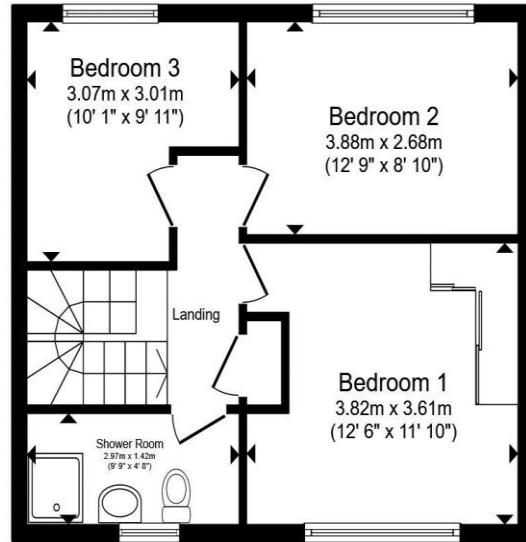
Property Management

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.





Ground Floor



First Floor

Total floor area 88.0 m² (947 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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		