

78 Pilgrim Avenue
Immingham
DN40 1DH

Offers in the Region Of £125,000



CROFTS ESTATE AGENTS

PASSIONATE ABOUT PROPERTY

IMMINGHAM

01469 564294

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

Address : 21 Kennedy Way, Immingham, DN40 2AB
Email : immingham@croftsestateagents.co.uk
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

10' 11" x 13' 0" (3.32m x 3.96m)

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

Dining Room

8' 5" x 9' 5" (2.56m x 2.87m)

Adjacent to the lounge is the dining room which comprises of carpeted flooring, radiator and uPVC window to the rear elevation.

Kitchen

9' 5" x 10' 7" (2.87m x 3.22m)

Offering excellent potential, the kitchen is fitted with a range of base and wall-mounted units providing ample storage, complemented by a sink with drainer, space for a freestanding oven, and a uPVC window to the rear elevation allowing natural light to flood the room.

Bedroom 1

10' 8" x 12' 2" (3.25m x 3.71m)

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

Bedroom 2

8' 6" x 13' 1" (2.59m x 3.98m)

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

Bedroom 3

8' 6" x 8' 8" (2.59m x 2.64m)

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

Bathroom

5' 5" x 6' 0" (1.65m x 1.83m)

The bathroom is fitted with a bath featuring a shower over, a wash hand basin, part-tiled walls, and a uPVC window to the rear elevation, allowing for plenty of natural light. The WC is conveniently located separately on the ground floor.

Externally

Outside, the property benefits from a driveway providing off road parking, while the enclosed rear garden offers a private setting to enjoy outdoor dining, children's play or simply unwind during the warmer months.



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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 website- www.voa.gov.uk/cti

Free Valuations

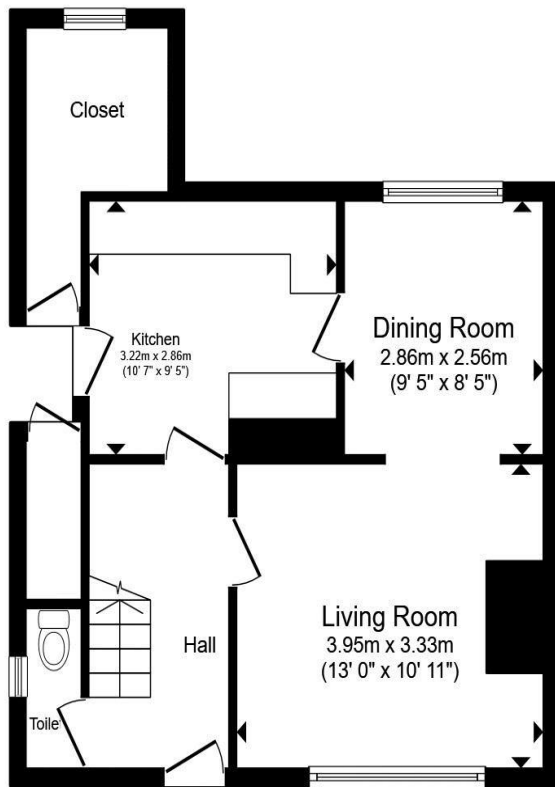
We offer a free valuation with no obligation, just call the relevant office, or visit www.croftsestateagents.co.uk seven days a week to arrange your free valuation.

Property Management

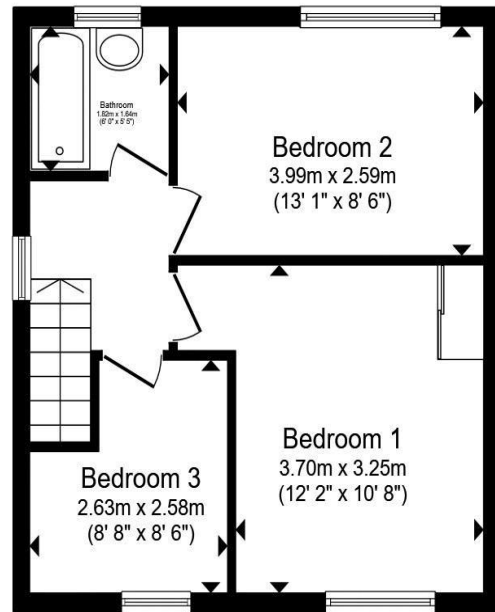
We offer a full property management service, offering full and comprehensive credit and referencing checks detailed photographic inventories and regular property inspections to name just a few of our services.







Ground Floor



First Floor

Total floor area 83.1 m² (895 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

