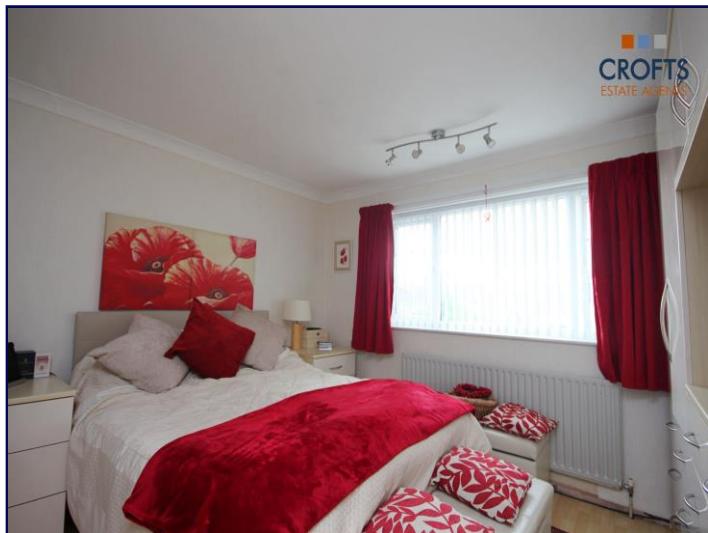
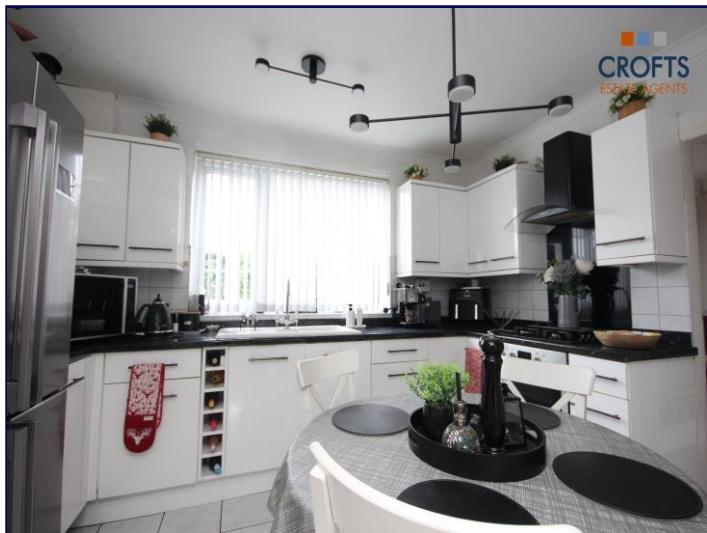




13 Waterworks Street Immingham
Immingham
DN40 1AT

Offers in the Region Of £137,000



Lounge

12' 5" x 15' 7" (3.78m x 4.75m)

Benefitting from laminate flooring, modern decor, radiator and uPVC window to the front elevation.

Sitting/dining room

9' 5" x 9' 6" (2.87m x 2.89m)

This versatile space, access from the kitchen, comprises of laminate flooring, neutral decor, radiator and uPVC patio doors which open out to the garden.

Kitchen

9' 6" x 12' 3" (2.89m x 3.73m)

Offering a range of base and wall mounted units with integral oven with hob and extractor above, tiled splash back, sink with drainer, tiled flooring, radiator and uPVC window to the rear elevation.

Bedroom 1

12' 4" x 12' 5" (3.76m x 3.78m)

Bedroom one briefly comprises of laminate flooring, radiator, built in storage and uPVC window to the front elevation.

Bedroom 2

9' 6" x 12' 4" (2.89m x 3.76m)

Bedroom two briefly comprises of laminate flooring, neutral decor, radiator, built in storage and uPVC window to the rear elevation.

Bedroom 3

9' 5" x 9' 9" (2.87m x 2.97m)

Bedroom three briefly comprises of laminate flooring, radiator, access into the loft and uPVC window to the front elevation.

Bathroom

5' 5" x 7' 4" (1.65m x 2.23m)

This modern bathroom suite benefits from a bath with shower above, WC, vanity basin, tiled walls, airing cupboard and uPVC window to the rear elevation.

Externally

Externally, the home enjoys a private rear garden ideal for outdoor relaxation, along with off-road parking to the front. The property also benefits from a partially converted integral garage, providing additional flexibility as a potential office space, playroom, or storage area, while still retaining some garage functionality.

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

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.

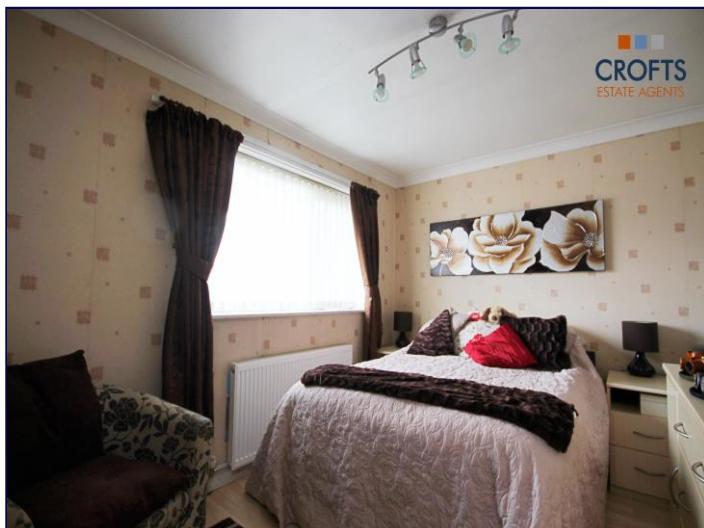
Property Management

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.

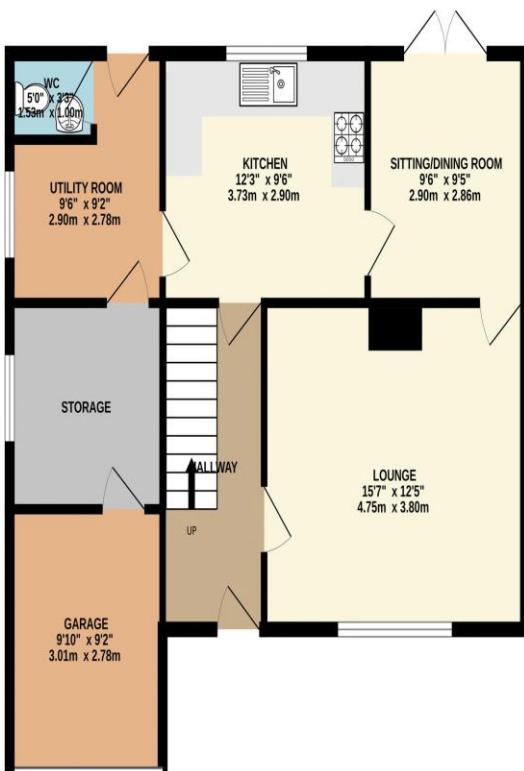
Mortgage and Financial Advice

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.

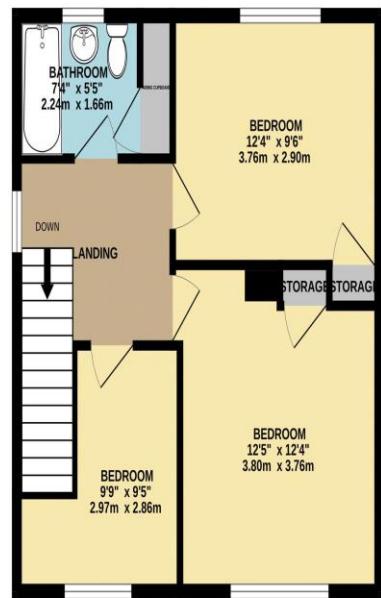
STATUTORY NOTICE: YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.



GROUND FLOOR
719 sq.ft. (66.8 sq.m.) approx.



1ST FLOOR
473 sq.ft. (43.9 sq.m.) approx.



TOTAL FLOOR AREA: 1191 sq.ft. (110.7 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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