



# 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



13 Waterworks Street Immingham  
Immingham  
DN40 1AT

Offers in the Region Of £137,000

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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

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](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.

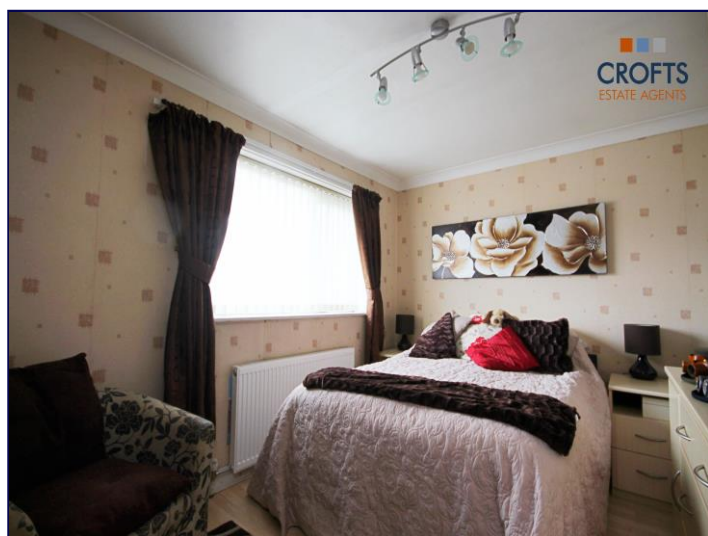
**Property Management**

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.

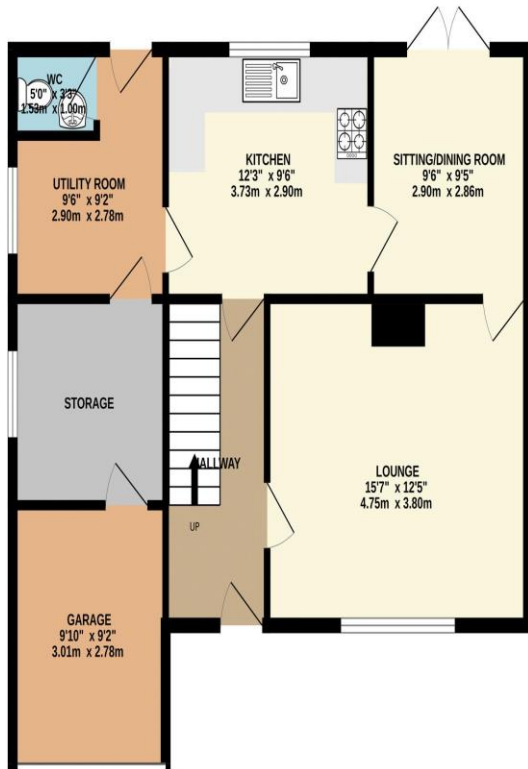
**Mortgage and Financial Advice**

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.

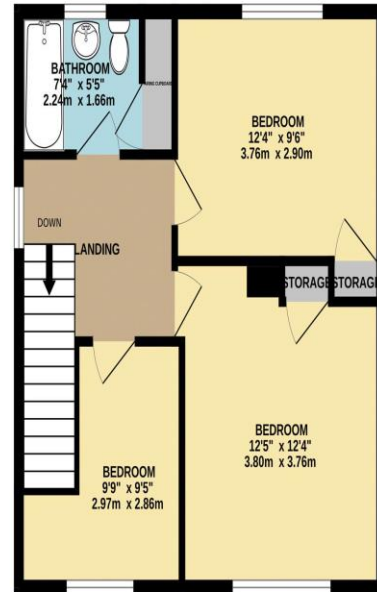
**STATUTORY NOTICE: YOUR HOMES IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.**



GROUND FLOOR  
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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