



CROFTS ESTATE AGENTS

PASSIONATE ABOUT PROPERTY

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


CROFTS
ESTATE AGENTS



Pelham Road

Immingham
DN40 1NB

Offers in the Region Of
£135,000

Crofts Estate Agents are pleased to present to the market and being sold with NO FORWARD CHAIN, this deceptively spacious three bed semi-detached house, situated in the popular town of Immingham. Requiring modernisation throughout, this property presents itself as a fantastic project for someone to put their own mark on, with the home seen as a blank canvas. Internal viewing of this home will reveal the entrance hallway, extended lounge-diner, kitchen, and WC/lobby to the rear. Heading to the first floor will reveal three bedrooms, all being a good size and the family bathroom. Externally, the property, which is set back from Pelham Road, benefits from gardens to the front and rear, along with ample off road parking.

CLEETHORPES: 62 St Peters Avenue, Cleethorpes, DN35 8HP

IMMINGHAM: 21 Kennedy Way, Immingham, DN40 2AB

LOUTH: 3 Market Place, Louth, LN11 9NR

Email: Cleethorpes:

Email: Immingham :

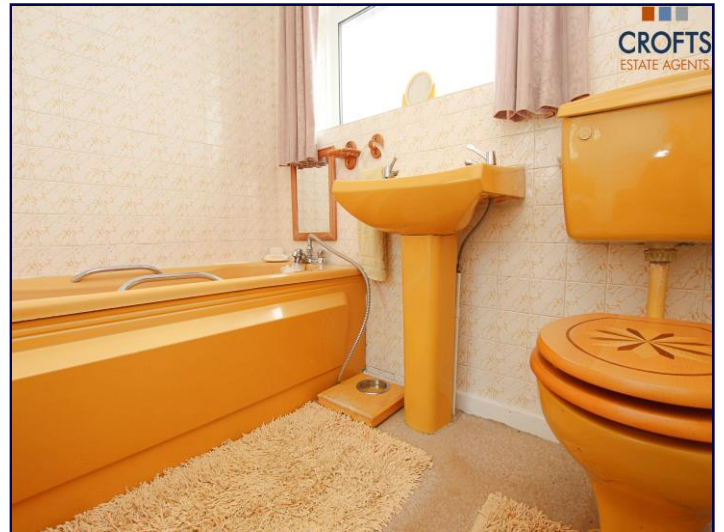
Email: Louth :

info@croftsestateagents.co.uk

immingham@croftsestateagents.co.uk

louth@croftsestateagents.co.uk

www.croftsestateagents.co.uk



Lounge/Diner
12' 3" x 28' 10" (3.73m x 8.78m)

Kitchen
9' 5" x 15' 10" (2.87m x 4.82m)

Bedroom 1
11' 6" x 12' 6" (3.50m x 3.81m)

Bedroom 2
9' 3" x 11' 6" (2.82m x 3.50m)

Bedroom 3
8' 5" x 8' 5" (2.56m x 2.56m)

Bathroom
5' 5" x 6' 11" (1.65m x 2.11m)

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 B: 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 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.

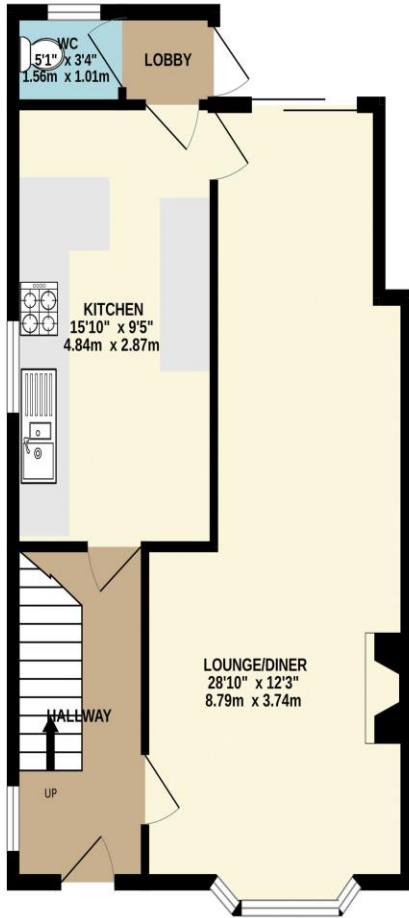
Mortgage and Financial Advice

With access to the whole of the mortgage markets, Crofts Estate Agents in connection with The Mortgage Advice Bureau will help you find the best mortgage to suit your needs. The Mortgage Advice Bureau will act on your behalf in advising you on mortgages and other financial matters

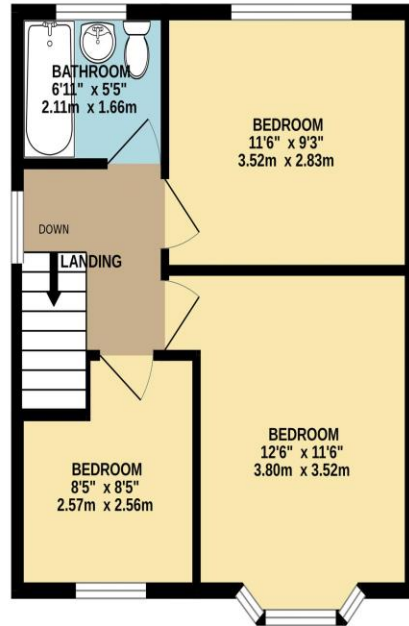
STATUTORY NOTICE: YOUR HOMES IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.



GROUND FLOOR
536 sq.ft. (49.8 sq.m.) approx.



1ST FLOOR
388 sq.ft. (36.0 sq.m.) approx.



TOTAL FLOOR AREA : 924 sq.ft. (85.9 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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