



# 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



10 Valda Vale  
Immingham  
DN40 2ED

£168,000

Crofts Estate Agents are pleased to offer for sale this spacious three bed semi detached property which is located within the ever popular port town of Immingham. Positioned within a quiet area of the town, the property stands within an enviable plot which boasts a generous rear garden. Nearby, there are a wide range of local amenities, including shops, leisure centre and schools for children of all ages. Internal viewing will reveal the lounge, kitchen-diner and sun room which has views of the rear garden. Heading to the first floor there are three bedrooms and the bathroom suite. Externally there are gardens to the front and rear with plentiful off road parking and a garage. The property also benefits from uPVC double glazing and gas central heating.

Address : 21 Kennedy Way, Immingham, DN40 2AB  
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





### Entrance Hall

Entering the property through the front door reveals coving to the ceiling, a radiator and laminate flooring.

### Lounge

11' 10" x 10' 10" (3.60m x 3.31m)

The lounge has a uPVC window to the front elevation, coving to the ceiling, a radiator and laminate flooring. There is also an electric fire with a feature surround and feature wall paper.

### Kitchen/Diner

16' 11" x 10' 2" (5.16m x 3.09m)

The kitchen-diner has two uPVC windows to the side elevation, a uPVC window to the rear elevation and also a door to the side elevation. There is range of modern fitted units to base and eye level with complimentary tiling, a one and half bowl sink and drainer and electric oven and gas hob with extractor over. Lastly there is coving to the ceiling, a radiator, tiled flooring and plumbing for dishwasher.

### Sun room

16' 4" x 9' 1" (4.97m x 2.78m)

The sun room has uPVC windows and a door to the side elevation. There is also a radiator and tiled flooring.

### First Floor Landing

The first floor landing has a uPVC window to the side elevation, coving to the ceiling and a carpeted floor.

### Bedroom One

11' 10" x 9' 11" (3.61m x 3.02m)

Bedroom one has a uPVC window to the front elevation, coving to the ceiling, a radiator, carpeted flooring and fitted wardrobe.

### Bedroom-Two

11' 1" x 10' 2" (3.38m x 3.10m)

Bedroom two has a uPVC window to the rear elevation, coving to the ceiling, a radiator, carpeted flooring and fitted wardrobe.

### Bedroom Three

8' 8" x 6' 9" (2.63m x 2.06m)

Bedroom three has a uPVC window to the front elevation, coving to the ceiling, a radiator and carpeted flooring.

### Bathroom

5' 8" x 5' 5" (1.72m x 1.64m)

The bathroom has an opaque uPVC window to the rear elevation, tiled walls, laminate flooring and a heated towel rail. There is also a white, three piece suite with a mains operated shower over the bath.

### Front garden

To the front there is off road parking which leads to gates which open to the rear garden. There is also perimeter hedges to both sides.

### Rear Garden

The rear garden has a generous lawn, paved patio area which is ideal for alfresco dining and an assortment of fruit trees and established shrubs. There is a large space for additional car parking or to store a caravan. The sheer size of the rear garden can only be appreciated fully upon viewing.



#### OFFICE HOURS



### 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 and 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](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.

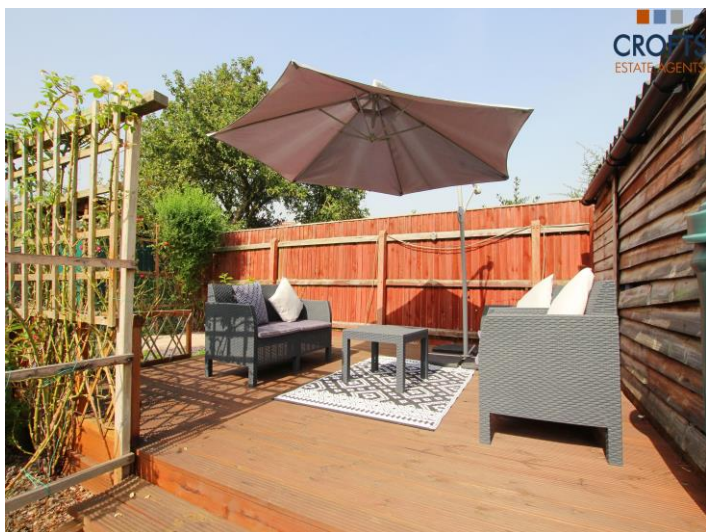
### Property Management

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.**

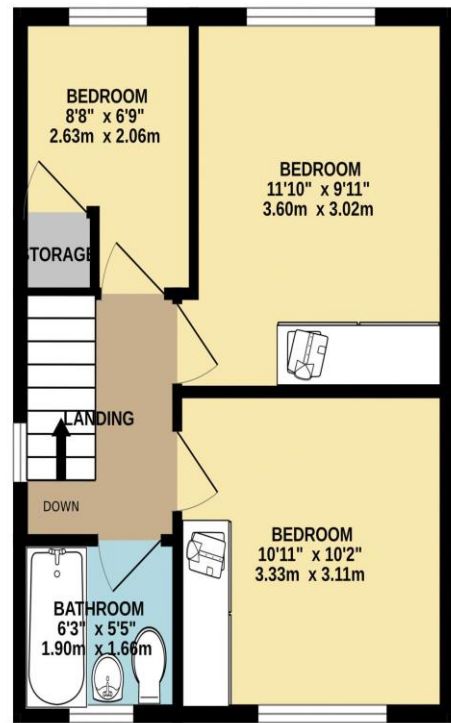






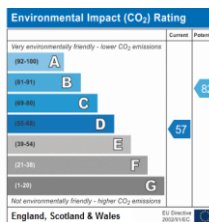
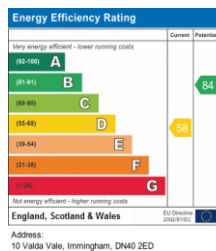
GROUND FLOOR  
494 sq.ft. (45.9 sq.m.) approx.

1ST FLOOR  
371 sq.ft. (34.5 sq.m.) approx.



TOTAL FLOOR AREA : 865 sq.ft. (80.4 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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