



# 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



Pelham Road  
Immingham  
Immingham  
DN40 1JU

£140,000

Crofts Estate Agents are delighted to bring to the market this well presented three bed semi detached house, found in the popular port town of Immingham. Positioned within walking distance to Immingham Civic and ideally suited to a first time buyer, this lovely home comes with viewings highly recommended. The town itself is well served by a range of amenities, schools for children of all ages and excellent public transport. Heading inside the property will reveal the entrance hallway, lounge, dining room and kitchen. To the first floor there are three bedrooms, two being doubles and the modern shower room. Externally there are good size gardens to the front and rear.

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



### Lounge

11' 6" x 14' 2" (3.50m x 4.31m)

Well presented, this main reception room benefits from modern decor, radiator, carpeted flooring and dual aspect uPVC windows.

### Dining Room

11' 0" x 11' 11" (3.35m x 3.63m)

Adjacent to the kitchen, this versatile room creates an ideal dining or sitting room. Benefitting from carpeted flooring, radiator and uPVC to the front elevation.

### Kitchen

13' 2" x 15' 1" (4.01m x 4.59m)

This modern kitchen benefits from a range of base and wall mounted shaker units, integral oven with hob and extractor above, integral fridge freezer, uPVC window to the side and rear, side door and tiled flooring.

### Bedroom 1

10' 0" x 11' 11" (3.05m x 3.63m)

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

### Bedroom 2

11' 6" x 14' 2" (3.50m x 4.31m)

Bedroom two briefly comprises of carpeted flooring, radiator and dual aspect uPVC windows.

### Bedroom 3

8' 8" x 9' 0" (2.64m x 2.74m)

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

### Bathroom

5' 7" x 9' 0" (1.70m x 2.74m)

This modern shower suite comprises of a large shower cubical, WC, vanity basin, towel rail radiator, LVT flooring, tiled walls, LED lighting and uPVC window to the side elevation.

**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 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.

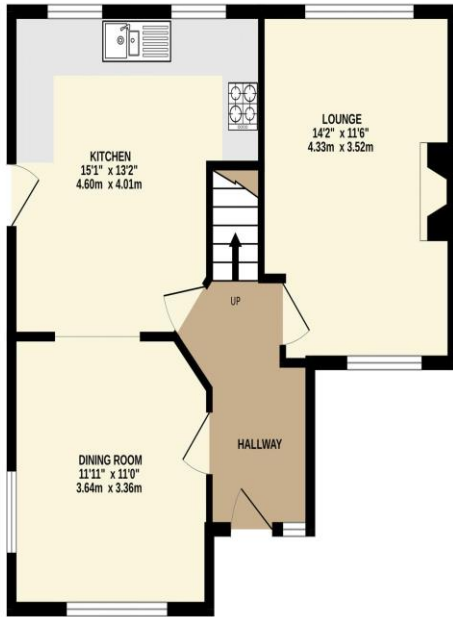
**Mortgage and Financial Advice**

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.

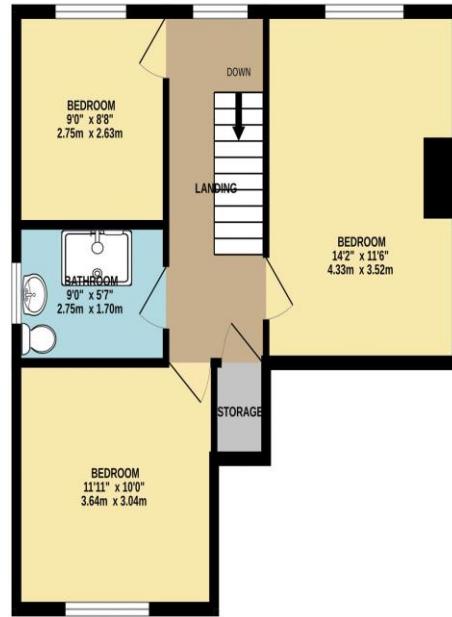
*STATUTORY NOTICE: YOUR HOMES IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.*



GROUND FLOOR  
532 sq.ft. (49.4 sq.m.) approx.



1ST FLOOR  
503 sq.ft. (46.8 sq.m.) approx.



TOTAL FLOOR AREA: 1035 sq.ft. (96.2 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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