



76 Worsley Road  
Immingham  
Immingham  
DN40 1DE

Located in the heart of Immingham, this delightful home has been renovated to within an inch of its life and needs to be viewed in order to fully appreciate it. Deceptively spacious, this home oozes in class and benefits from a stunning kitchen and bathroom suite which are both just a year old, local amenities within walking distance and excellent road links with easy access to the A180. Heading into the accommodation will reveal the entrance hallway, lounge, kitchen-diner and utility. To the first floor there are three good size bedrooms and a modern bathroom suite. Externally, there is ample off road parking to the front with a generous size garden to the rear.

Offers in the Region Of  
£125,000



# CROFTS ESTATE AGENTS

PASSIONATE ABOUT PROPERTY

IMMINGHAM

01469 564294

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

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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' 3" x 14' 10" (3.73m x 4.52m)

Found at the front of the property is this stylish yet cosy living room, perfect for relaxing after a long day. The room comprises of carpeted flooring, modern decor, coving and uPVC bay window.

### Kitchen/Diner

10' 1" x 18' 0" (3.07m x 5.48m)

Recently installed, this open plan room offers a modern kitchen with navy blue units and roll top worktops to compliment. The current owner has utilised every inch of space with integral oven with 5 ring gas hob and extractor above, integral fridge and freezer and inset sink. Adjacent is the utility which has plumbing for a washing machine and dryer, again helping to free up kitchen space. The room also benefits from a uPVC window, LVT flooring, French doors opening out to the rear, and plumbing for a dishwasher.

### Bedroom 1

10' 7" x 15' 2" (3.22m x 4.62m)

The master bedroom is beautifully decorated with carpeted flooring to compliment, coving, radiator and uPVC window to the rear elevation with made to measure blinds.

### Bedroom 2

10' 5" x 11' 2" (3.17m x 3.40m)

Bedroom two benefits from modern decor with a feature wall, carpeted flooring, radiator and uPVC window to the front elevation.

### Bedroom 3

7' 7" x 9' 9" (2.31m x 2.97m)

Bedroom three, which is also a good size benefits from carpeted flooring, radiator and uPVC window to the front elevation.

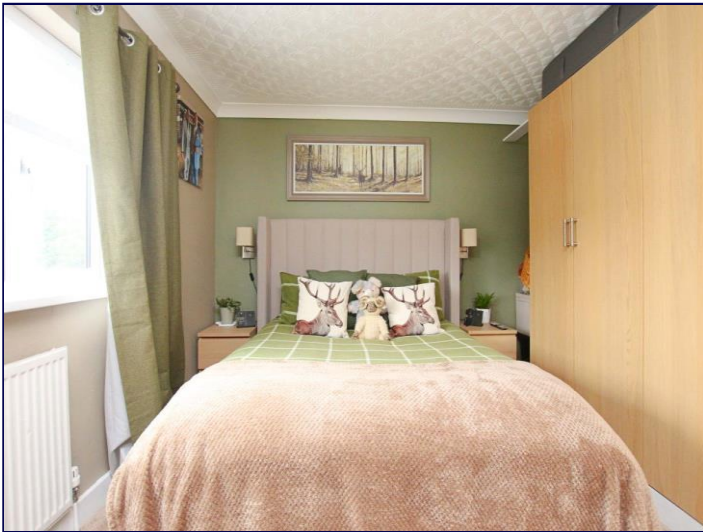
### Bathroom

5' 6" x 8' 9" (1.68m x 2.66m)

Upgraded last year, this modern three piece bathroom suite, offers style and class. Comprising of a bath with shower above, WC, vanity basin, LVT flooring, radiator, dual aspect uPVC windows and a LED, heated mirror with Bluetooth connectivity.

### Externally

Externally, there is ample off road parking to the front with a generous size garden to the rear.



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### 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 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

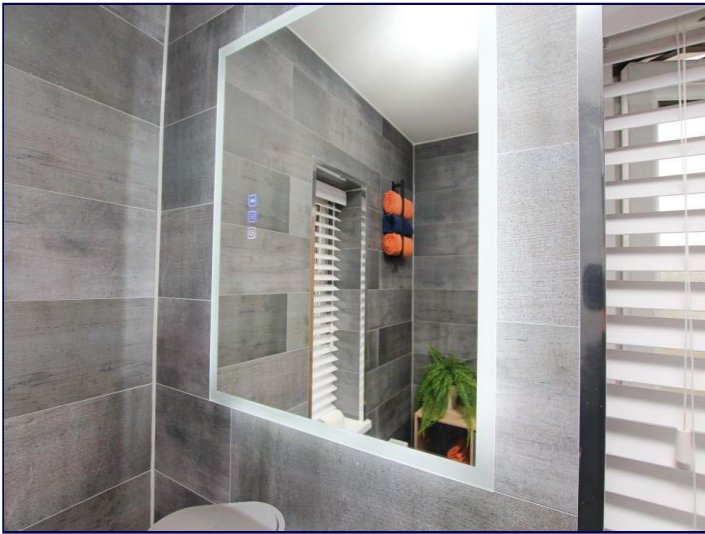
We offer a full property management service, offering full and comprehensive credit and referencing checks detailed photographic inventories and regular property inspections to name just a few of our services.

### Mortgage and Financial Advice

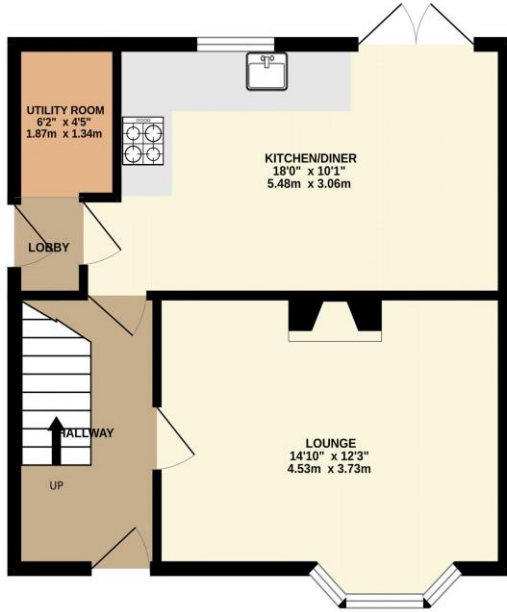
With access to a range of mortgage products, Crofts Estate Agents Immingham in connection with Forge Financial Solutions Ltd will help you find the best mortgage to suit your needs. Forge Financial Solutions Ltd will act on your behalf in advising you on mortgages and other financial matters.

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

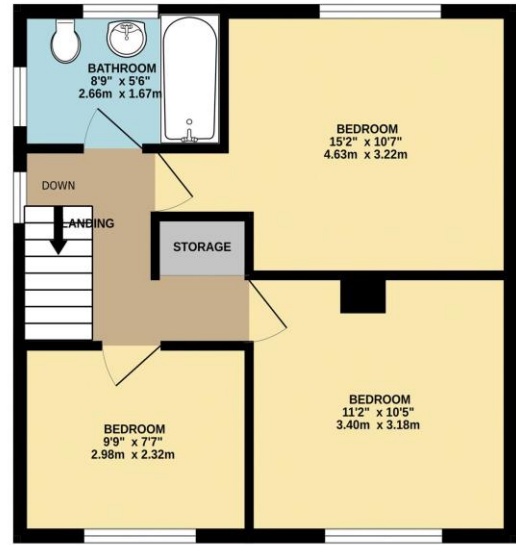




GROUND FLOOR  
439 sq.ft. (40.8 sq.m.) approx.



1ST FLOOR  
437 sq.ft. (40.6 sq.m.) approx.



TOTAL FLOOR AREA : 877 sq.ft. (81.4 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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