



**Waterworks Street
Immingham
Immingham
DN40 1AT**

£147,000

Crofts Estate agents are excited to bring to the market this modern three bed semi detached house, situated in the popular port town of Immingham. Built in 2020 and benefitting from the remainder of its NHBC warranty, this stylish home comes with viewings highly recommended. Ideally suited to first time buyers, this property benefits from nearby local amenities, excellent road links with easy access to the A180 and is only a short drive to Humberside Airport or Habrough Train Station. Heading into the accommodation will reveal the entrance hallway, lounge, kitchen-diner and WC. To the first floor there are three bedrooms, two being doubles and the bathroom. Externally there is off road parking for two vehicles to the front and a generous size rear garden.



Lounge

9' 6" x 15' 2" (2.89m x 4.62m)

Offering spacious living with modern decor and feature wall, laminate flooring, radiator and uPVC window.

Kitchen/Diner

9' 6" x 16' 2" (2.89m x 4.92m)

Found at the rear of the property is this modern kitchen diner boasting tiled flooring, LED lighting, radiator and french doors which open out to the rear garden. The kitchen offers base and wall mounted units, integral oven with hob and extractor above, sink with drainer and plumbing for a washing machine.

Bedroom 1

9' 6" x 11' 11" (2.89m x 3.63m)

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

Bedroom 2

8' 11" x 12' 9" (2.72m x 3.88m)

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

Bedroom 3

7' 2" x 7' 2" (2.18m x 2.18m)

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

Bathroom

6' 5" x 6' 8" (1.95m x 2.03m)

Comprising of bath with shower above, WC, basin, vinyl flooring, LED lighting, towel rail radiator and uPVC window to the front elevation.

Externally

Externally there is off road parking for two vehicles to the front with outdoor electrics and a side passage which leads to the rear garden. The rear is generously sized with set in lawn, patio area and fencing around the perimeter.

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

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 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.

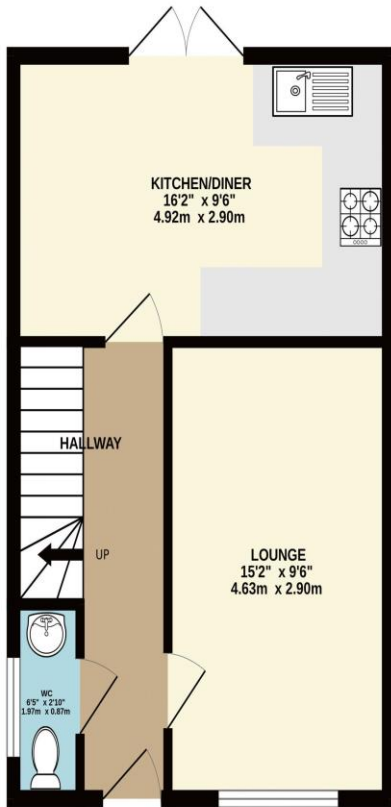
Mortgage and Financial Advice

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.

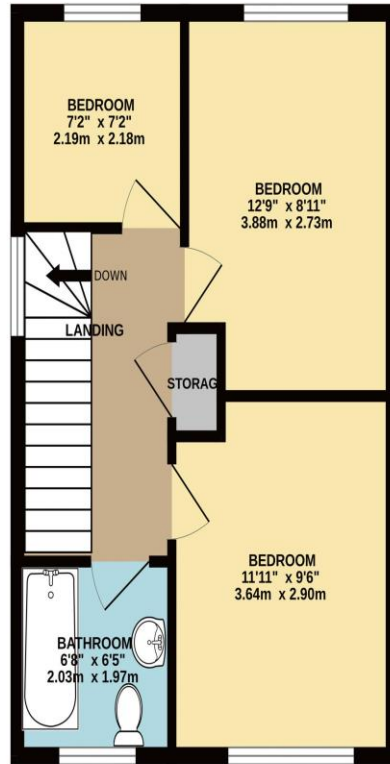
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GROUND FLOOR
399 sq.ft. (37.0 sq.m.) approx.



1ST FLOOR
399 sq.ft. (37.0 sq.m.) approx.



TOTAL FLOOR AREA : 797 sq.ft. (74.0 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		94
(81-91)	B	84	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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