



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



Thornton Place

Immingham
DN40 1ND

Offers in the Region Of
£160,000

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. Situated in a quiet cul-de-sac, this lovely home benefits from local amenities within walking distance, spacious living throughout and ample off road parking. Ideally suited to a family or first time buyer, the property comprises of entrance hallway, lounge-diner, kitchen, conservatory and WC. Heading to the first floor will reveal three bedrooms, two being doubles and the family bathroom. Externally, there is ample off road parking with detached garage, along with good size gardens to the front and rear. Viewings are highly recommended!

Address : 21 Kennedy Way, Immingham, DN40 2AB
Email : immingham@croftsestateagents.co.uk
Website : www.croftsestateagents.co.uk

OFFICE HOURS
Mon to Fri 9am to 5.30pm (Tuesday opening 9.30am)
Saturday 9am to 3pm
Sunday Closed



Lounge/Diner

12' 2" x 22' 5" (3.71m x 6.83m)

This open planned reception room provides plenty of living space, comprising of carpeted flooring, radiator, gas fire place and bay window to the front. The room also provides access to the conservatory.

Kitchen

8' 9" x 9' 4" (2.66m x 2.84m)

Benefitting from base and wall mounted units, freestanding oven with gas hob and extractor above, 1 and a half sink and drainer, vinyl flooring and uPVC window to the rear elevation.

Conservatory

11' 5" x 16' 5" (3.48m x 5.00m)

Located to the rear, the second reception room benefits from laminate flooring, radiator, trim aspect uPVC windows, separate WC and basin and French doors to the rear.

Bedroom 1

11' 5" x 13' 1" (3.48m x 3.98m)

Bedroom one briefly comprises of walk in bay window, carpeted flooring, floor to ceiling fitted wardrobes, radiator and modern decor.

Bedroom 2

9' 4" x 11' 5" (2.84m x 3.48m)

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

Bedroom 3

6' 11" x 8' 3" (2.11m x 2.51m)

Bedroom three briefly comprises of carpeted flooring, radiator, built in storage and uPVC window to the front elevation.

Bathroom

5' 6" x 6' 11" (1.68m x 2.11m)

Benefitting from bath with chrome tape and shower above, WC, basin, vinyl flooring, radiator and uPVC window to the rear elevation.

Externally

The property provides ample off road parking with further parking available beyond the wooden gates. There is a detached garage with good size gardens to both the front and rear. The rear garden is an excellent size with decking to the rear, summer house and set in lawn.

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 your free valuation.

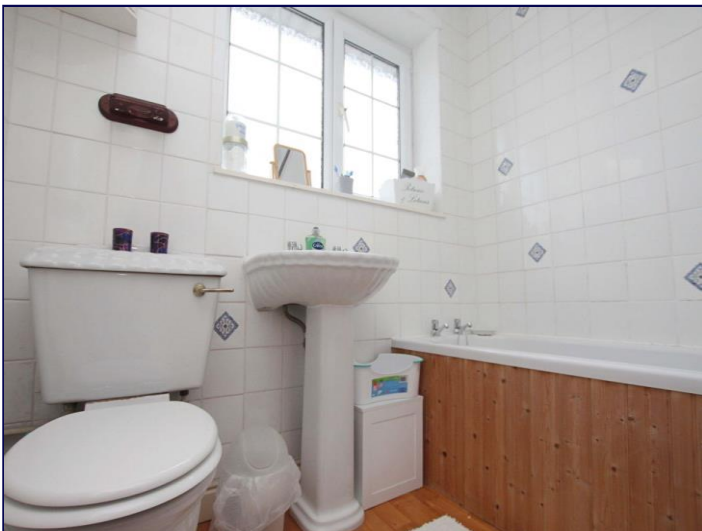
Property Management

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.

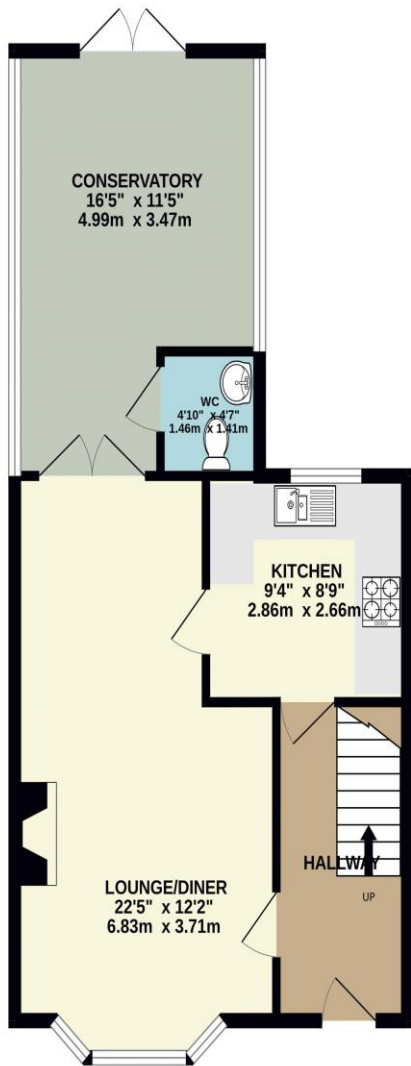
Mortgage and Financial Advice

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.

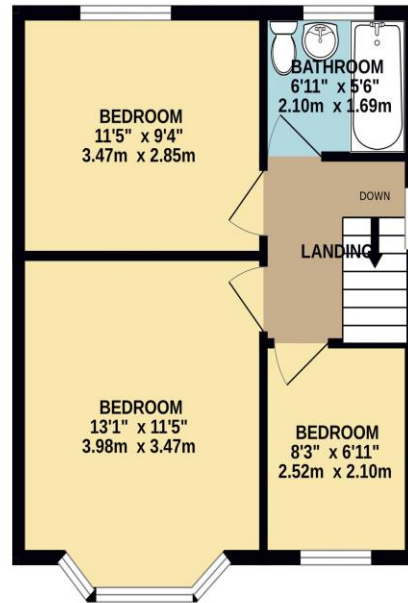
STATUTORY NOTICE: YOUR HOMES IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.



GROUND FLOOR
573 sq.ft. (53.2 sq.m.) approx.



1ST FLOOR
392 sq.ft. (36.5 sq.m.) approx.



TOTAL FLOOR AREA: 965 sq.ft. (89.7 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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