



## Aire Close

Immingham  
DN40 2DT

Offers in the Region Of  
£99,950

Crofts Estate Agents are delighted to present to the market and being sold with **NO FORWARD CHAIN**, this modern two bed mid terrace house, located in the popular port town of Immingham. The property is set in an ideal location with excellent road links for those who commute to work, with nearby public transport and a wide variety of amenities. The property is ideally suited to a first time buyer or buy to let investor, with the property currently tenanted and generating £600PCM. Internal viewing of this well presented property will reveal the living room, large modern kitchen, family bathroom and two good size bedrooms. Early viewings are recommended to avoid disappointment, to arrange yours contact our Immingham branch.

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



**Kitchen**

11' 9" x 10' 4" (3.59m x 3.16m)

**Lounge**

11' 11" x 11' 9" (3.62m x 3.59m)

**Bedroom 1**

11' 9" x 10' 11" (3.59m x 3.33m)

**Bedroom 2**

9' 6" x 7' 11" (2.9m x 2.42m)

**Bathroom**

**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.

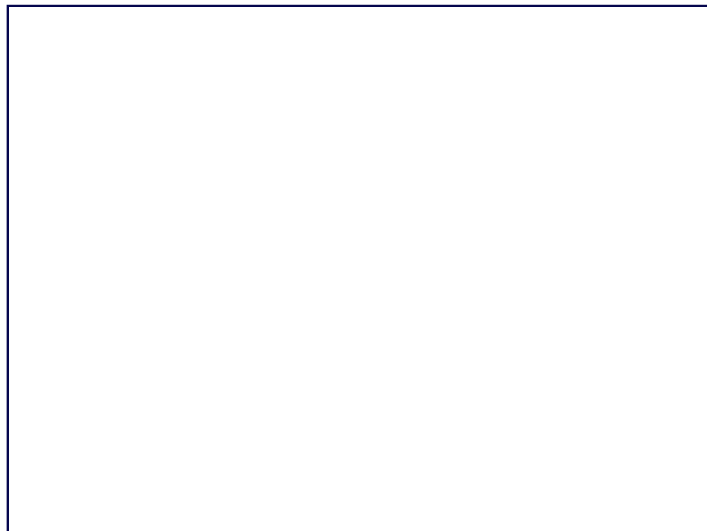
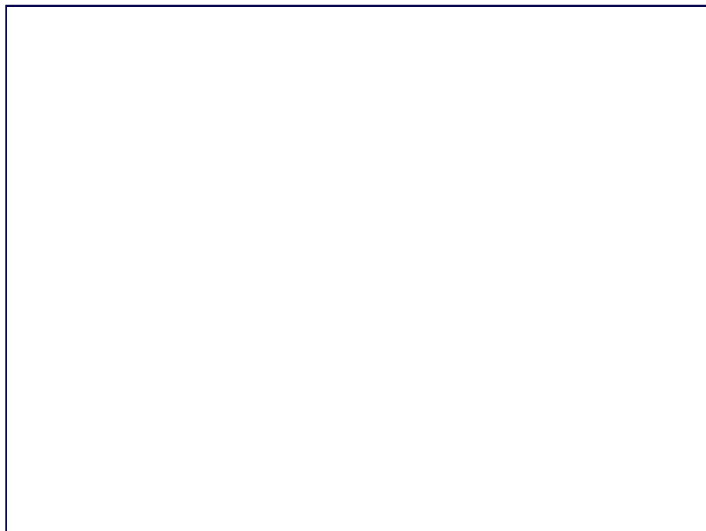
**Property Management**

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.

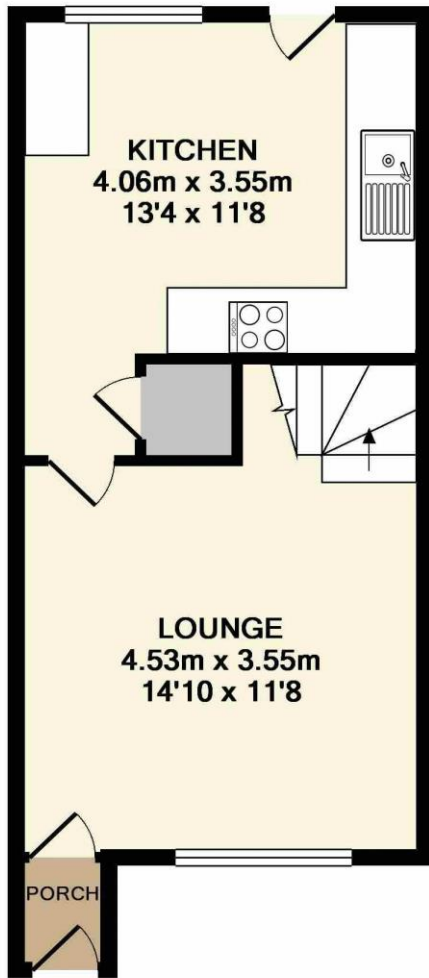
**Mortgage and Financial Advice**

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.

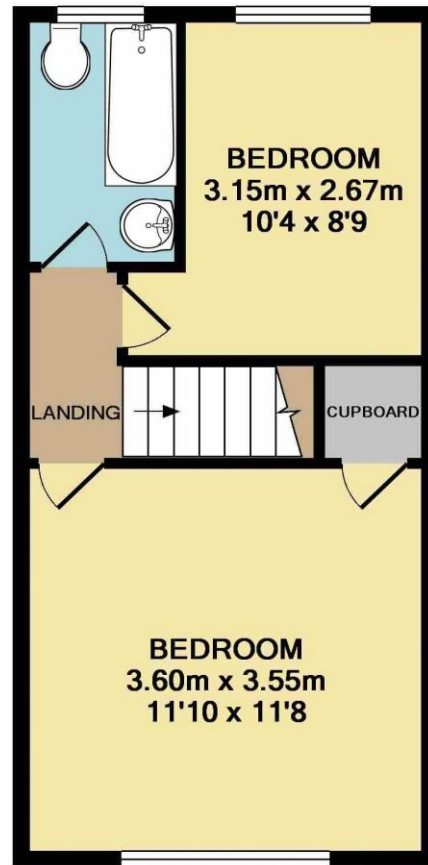
*STATUTORY NOTICE: YOUR HOMES IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.*







**GROUND FLOOR**  
APPROX. FLOOR  
AREA 28.1 SQ.M.  
(302 SQ.FT.)



**1ST FLOOR**  
APPROX. FLOOR  
AREA 27.3 SQ.M.  
(294 SQ.FT.)

**TOTAL APPROX. FLOOR AREA 55.3 SQ.M. (596 SQ.FT.)**

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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