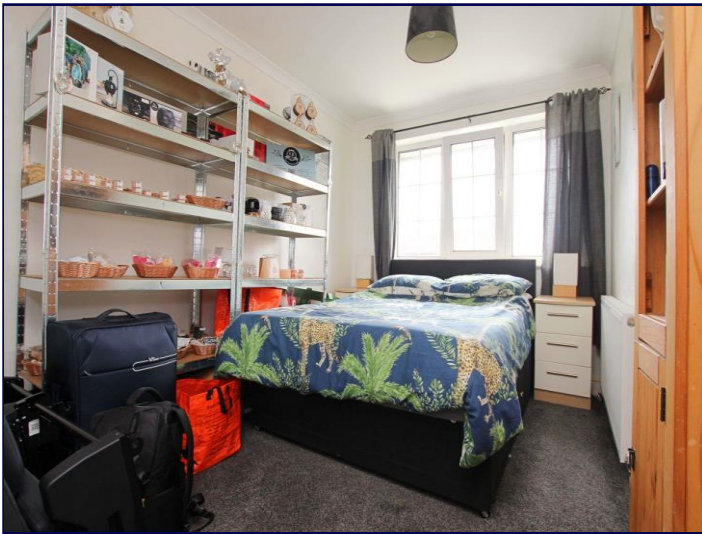




Ferndown Drive
Immingham
Immingham
DN40 2LR

£150,000

Crofts Estate Agents are excited to bring to the market this spacious three bed semi detached house, found in the popular port town of Immingham. Ideally suited to a first time buyer, this property boasts off road parking, nearby amenities and schools for children of all ages. The property is also only a short drive from the A180 and Habrough train station. Internal viewing will reveal the entrance hallway, spacious lounge with bay window, kitchen-diner and conservatory. Heading to the first floor there is three good size bedrooms and the family bathroom. Outside there is generous size gardens to the front and rear and off road parking to the front.



Lounge

10' 5" x 17' 6" (3.17m x 5.33m)

This spacious living room boasts carpeted flooring, modern decor, gas fire, radiator, coving and uPVC bay window to the front.

Kitchen

8' 6" x 15' 7" (2.59m x 4.75m)

This modern kitchen benefits from a range of base and wall mounted gloss units, tiled flooring, freestanding oven with extractor above, sink with drainer, tiled splash back and plumbing for a washing machine and dishwasher.

Conservatory

7' 0" x 8' 4" (2.13m x 2.54m)

Comprising of laminate flooring, radiator, uPVC windows and door to the side which opens out to the rear garden.

Bedroom 1

9' 3" x 12' 5" (2.82m x 3.78m)

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

Bedroom 2

9' 3" x 12' 2" (2.82m x 3.71m)

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

Bedroom 3

6' 4" x 7' 3" (1.93m x 2.21m)

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

Bathroom

5' 6" x 7' 2" (1.68m x 2.18m)

This modern bathroom suite comprises of bath with shower above, WC, vanity basin, vinyl flooring, tiled walls, LED lighting and uPVC window to the rear elevation.

Outside

Outside there is generous size gardens to the front and rear and off road parking to the front.

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.

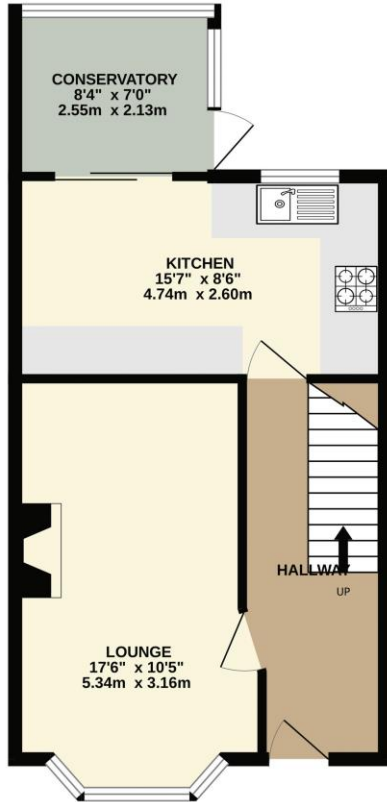
Mortgage and Financial Advice

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.

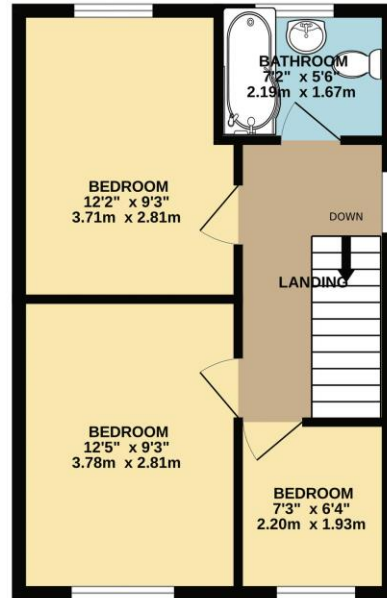
STATUTORY NOTICE: YOUR HOMES IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.



GROUND FLOOR
443 sq.ft. (41.2 sq.m.) approx.

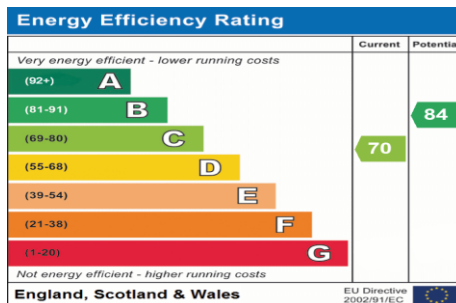


1ST FLOOR
382 sq.ft. (35.5 sq.m.) approx.



TOTAL FLOOR AREA : 826 sq.ft. (76.7 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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