



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



CROFTS
ESTATE AGENTS



**51 Ferndown Drive
Immingham
DN40 2LR**

**Offers in the Region Of
£170,000**

Crofts Estate Agents are delighted to bring to the market and this stylish three bed semi detached house, situated in the popular port town of Immingham. Immaculately presented throughout, this home would make an ideal purchase for a variety of buyers and comes with viewings highly advised. The town itself is well served by a range of amenities, good schools for children of all ages and excellent road links with easy access to the A180, Habrough Train Station and Humberside Airport. Heading into this lovely home will reveal the entrance hallway, WC, lounge, kitchen-diner and spacious conservatory to the rear. To the first floor there are three bedrooms, two being doubles and a modern three piece family bathroom suite. Externally there is off road parking, along with low maintenance gardens to the front and rear.

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

OFFICE HOURS

Mon to Fri
Saturday
Sunday

9am to 5.30pm (Tuesday opening 9.30am)
9am to 3pm
Closed



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Lounge

13' 4" x 18' 6" (4.06m x 5.63m)

Generously sized, this modern room benefits from laminate flooring, under stairs storage, wall mounted electric fire and uPVC window to the front with built in pull down blinds.

Kitchen/Diner

8' 11" x 16' 1" (2.72m x 4.90m)

Located to the rear of the property this stylish kitchen benefits from a range of base and wall mounted units with integral oven, hob and extractor above, plumbing for a washing machine and tiled splashback. There is also access to the conservatory.

Conservatory

8' 10" x 14' 4" (2.69m x 4.37m)

Benefitting from laminate flooring, built in pull down blinds, patio doors which open out to the garden and a modern vertical wall mounted radiator.

Bedroom 1

10' 2" x 14' 2" (3.10m x 4.31m)

Decorated to a modern standard, the first bedroom comprises of carpeted flooring, radiator, coving to the ceiling and uPVC window to the front elevation.

Bedroom 2

10' 2" x 11' 3" (3.10m x 3.43m)

The second bedroom briefly comprises of carpeted flooring, modern decor, radiator, coving and uPVC window to the rear elevation.

Bedroom 3

5' 10" x 9' 0" (1.78m x 2.74m)

Currently used as an office, bedroom three briefly comprises of carpeted flooring, neutral decor, radiator and uPVC window to the front elevation.

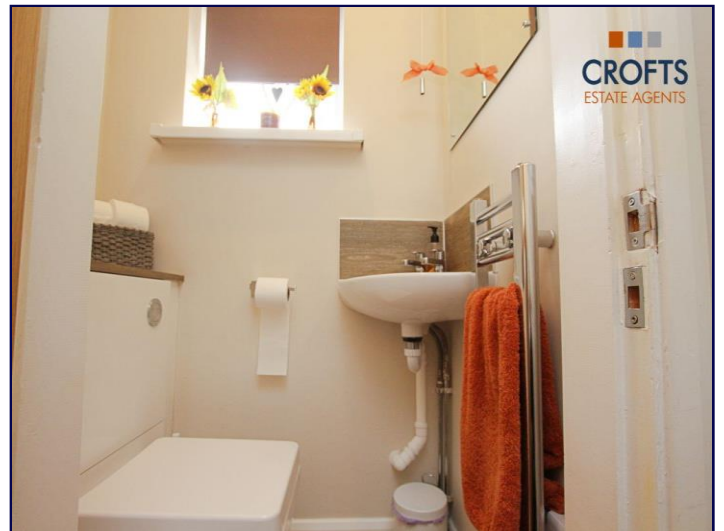
Bathroom

6' 0" x 7' 4" (1.83m x 2.23m)

This modern three piece suite benefits from a bath with shower above, built in WC and vanity basin. There is also laminate flooring, towel rail radiator, partially tiled walls and uPVC window to the rear elevation.

Externally

Externally there is off road parking, along with low maintenance gardens to the front and rear. The rear garden is made up of a stoned pathway which leads to the large shed, artificial grass and decking area, ideal for a garden furniture set.



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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

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.

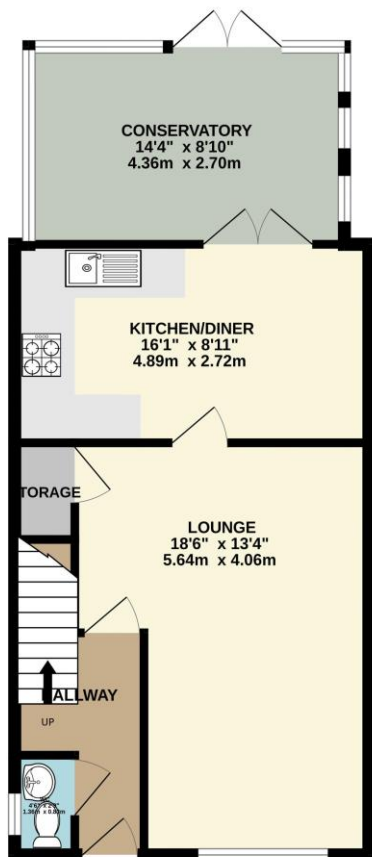
Mortgage and Financial Advice

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.

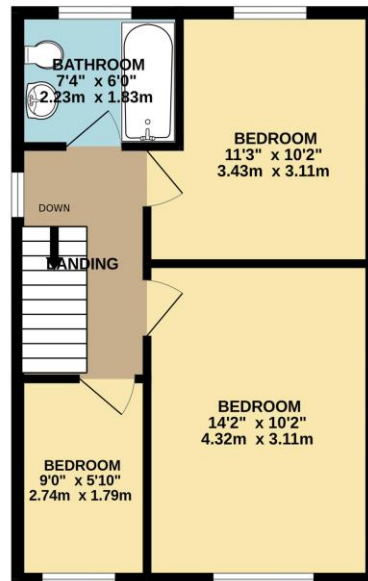
STATUTORY NOTICE: YOUR HOMES IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.



GROUND FLOOR
567 sq.ft. (52.6 sq.m.) approx.

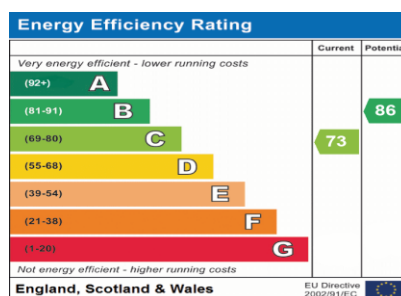


1ST FLOOR
408 sq.ft. (37.9 sq.m.) approx.



TOTAL FLOOR AREA: 975 sq.ft. (90.5 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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