

MARTIN MASLIN

**FIRST FLOOR FLAT
14A FERNDOWN DRIVE
IMMINGHAM
NORTH EAST LINCOLNSHIRE
DN40 2LP**



****Only part of the property pictured is available for sale****

Situated along Ferndown Drive in this sought after residential area of Immingham, a superb two bedroom first floor flat with allocated parking space at the rear. Ideal for a first time buyer or a young professional seeking a well designed low maintenance property, recently decorated with new carpets ready to move straight into. The bright accommodation with its own private entrance comprises:- staircase to the first floor Landing/Hallway, a spacious lounge, a fitted Kitchen with breakfast bar, two excellent Bedrooms (one with fitted wardrobes) and a modern Shower Room with walk-in shower cubicle. The flat benefits from a gas central heating system, uPVC framed double glazing and an entry phone call system for added security. Outside there is a front lawned garden, a shared driveway providing valuable off road parking and a useful outside store and a shared drying area. A delightful flat realistically priced for a quick sale offered with NO FORWARD CHAIN. EPC Rating - C.

£79,950

VIEWING STRICTLY BY PRIOR APPOINTMENT WITH VENDOR'S SOLE AGENTS

A new composite front door with entry phone system and staircase to the first floor.

LANDING

With a built in storage cupboard, an entry phone system, radiator and a uPVC double glazed side window. There is access to the loft space.

LOUNGE

4.80m (15'9") x 3.20m (10'6")

A lovely room with a deep uPVC leaded bow window overlooking the front elevation. Featuring a cream fireplace with electric fire, coving to the ceiling and a radiator.

KITCHEN

3.30m (10'10") x 2.57m (8'5")

A modern well fitted kitchen with contrasting worksurfaces incorporating a 1.5 bowl stainless steel sink with mixer taps and matching upstands. There is space for a freestanding electric cooker (included in the sale) and plumbing for an automatic washing machine. The kitchen has a breakfast bar, a radiator, a wall mounted central heating boiler and a uPVC double glazed front window.

BEDROOM ONE

3.38m (11'1") to wardrobes x 3.17m (10'5")

A good size double bedroom with built-in deep wardrobes along one wall. It has coving to the ceiling, a radiator and a uPVC double glazed rear window.

BEDROOM TWO

3.58m (11'9") x 2.18m (7'2")

A good size second bedroom with a radiator, coving to the ceiling and a uPVC double glazed rear window.

SHOWER ROOM

A smart shower room with a white suite comprising W.C, built in double vanity unit with offset sink and mixer taps and a separate tiled shower cubicle with electric unit. It has a chrome heated towel rail, coving to the ceiling and a uPVC double glazed side window.

OUTSIDE

The property has a front lawned garden whilst the shared approach leads to an allocated car parking space at the rear. In addition there is a small shared drying area at the rear.



LANDING



LOUNGE



LOUNGE



KITCHEN

GENERAL INFORMATION

Mains gas, water, electricity and drainage are connected and broadband speeds and availability can be assessed via Ofcoms checker website. Central heating comprises radiators as detailed above connected to the combination gas central heating boiler located in the Kitchen (approximately 9 years old) and the property has the benefit of uPVC framed double glazing. It falls within the jurisdiction of North East Lincolnshire Council and is in Council Tax Band A. The tenure is Leasehold with a term of 800 years from 1978 - subject to Solicitors verification. We are advised that the ground rent is £25pa. The Land Registry title is HS6291.

VIEWING

By appointment through the Agents on Grimsby 310000. A video walkthrough tour with commentary can be seen Rightmove and our Martin Maslin website.



KITCHEN



BEDROOM ONE



BEDROOM ONE



BEDROOM TWO

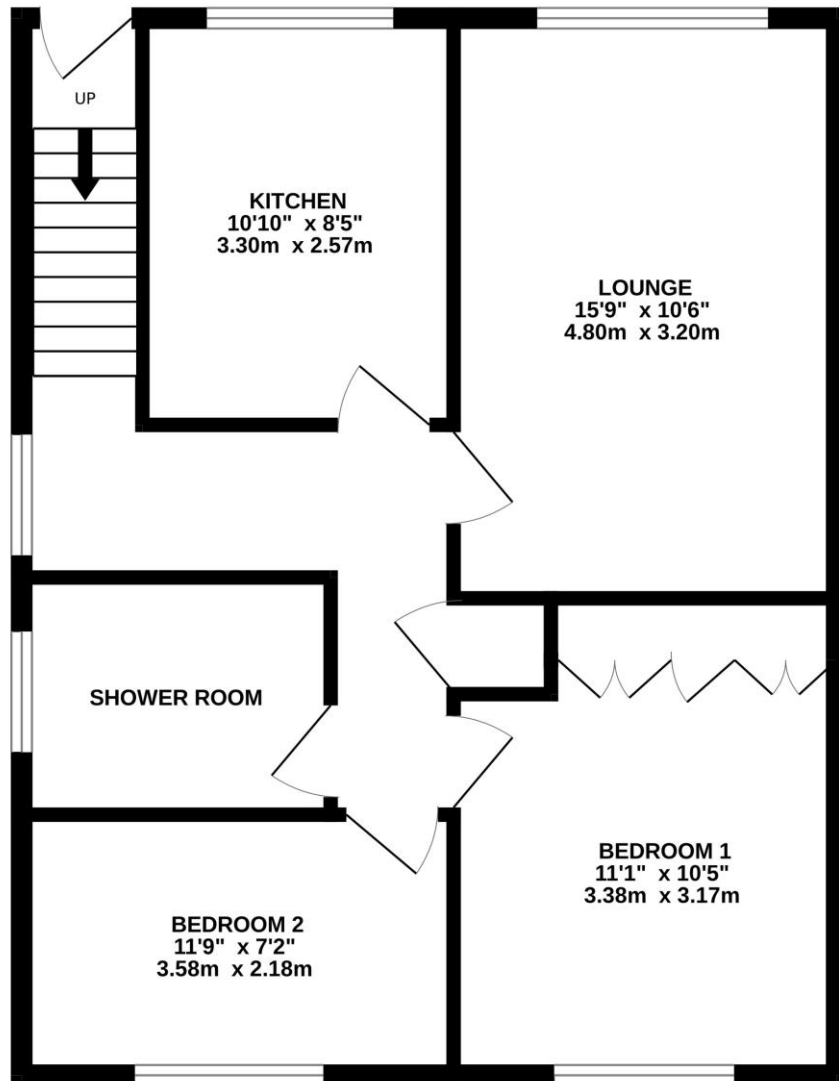


SHOWER ROOM



OUTSIDE

GROUND FLOOR
639 sq.ft. (59.3 sq.m.) approx.



TOTAL FLOOR AREA : 639 sq.ft. (59.3 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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SERVICES: The services to, and the fittings and appliances within, this property have not been tested and no guarantee can be given as to their condition or suitability for their purpose.

DISCLAIMER: Whilst we endeavour to make our sales details accurate and reliable they should not be relied on as statements or representations of fact and do not constitute part of an offer or contract.

The Seller does not make or give nor do we or our employees have authority to make or give any representation or warranty in relation to the property.

Please contact the office before viewing the property. If there is any point which is of particular importance to you we will be pleased to check the information for you and to confirm that the property

remains available. This is particularly important if you are contemplating travelling some distance to view the property. We would strongly recommend that all the information which we provide about the property is verified by yourself on inspection and also by your conveyancer, especially where statements have been made to the effect that the information provided has not been verified.



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