



**36 Ferndown Drive  
Immingham  
DN40 2LP**

**Auction Guide Price  
£110,000**

Ideal for families and first-time buyers alike is this spacious three bed semi-detached house found in the town of Immingham. The property is within close proximity to a range of local amenities with good schools for all ages within walking distance. The property also has excellent road links with both the A180 and Grimsby easily accessible. With the opportunity to add your own stamp, the property briefly comprises of a spacious entrance hallway, generously-sized lounge, separate kitchen and dining room. Heading to the first floor there are three bedrooms and a family bathroom. To the outside of the property, there is a garden to the front elevation, with a long gated driveway providing ample off-road parking, leading from the front of the property to the detached garage at the rear. To the rear of the property is a generous sized garden.

**OFFICE HOURS**



# CROFTS ESTATE AGENTS

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IMMINGHAM

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SALES LETTINGS NEW HOME SALES LAND PROPERTY MANAGEMENT AUCTIONS FINANCIAL ADVICE AND MORTGAGES ENERGY PERFORMANCE PROVIDER

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#### OFFICE HOURS

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



### Lounge

17' 2" x 12' 7" (5.23m x 3.83m)

This generously-sized room benefits from carpeted flooring, wallpapered decor, fireplace with gas fire, radiator, useful understairs storage cupboard, built-in wooden shelves and t.v. cabinet, and uPVC bay window to the front elevation.

### Dining room

14' 10" x 7' 4" (4.52m x 2.23m)

With wood-effect laminate flooring, this spacious room benefits from neutral decor with a modern feature wall, built-in shelving, radiator and uPVC sliding double doors leading to the rear.

### Kitchen

14' 10" x 8' 3" (4.52m x 2.51m)

Benefitting from vinyl flooring, half wall tiling, base and wall mounted units, 1.5 sink with mixer-tap, four-ring gas hob with tiled splashback, integrated oven, space for a washing machine, a uPVC door to the side elevation and uPVC windows to the side and rear elevation.

### Master bedroom

12' 8" x 9' 1" (3.86m x 2.77m)

This room briefly comprises of carpeted flooring, wallpapered decor with dado rail and panelling-effect to the feature wall, fitted wardrobes providing ample storage, radiator and uPVC windows to the front elevation,

### Bedroom 2

12' 7" x 9' 1" (3.83m x 2.77m)

This room benefits from wooden flooring, wallpapered decor, radiator, built-in mirrored wardrobe, shelves and uPVC window to the rear elevation.

### Bedroom 3

9' 11" x 6' 8" (3.02m x 2.03m)

Bedroom three briefly comprises of wood flooring, radiator, useful recess for a wardrobe and uPVC window to the front elevation.

### Bathroom

5' 9" x 7' 8" (1.75m x 2.34m)

The bathroom comprises of vinyl flooring, light-coloured panelling-effect to the wall, a white three-piece suite including p-shaped bath with over-bath shower and shower screens, WC and basin, heated towel rail, storage cupboard housing the boiler and uPVC windows to the rear elevation.



Immingham 01469 564294

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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 B: 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

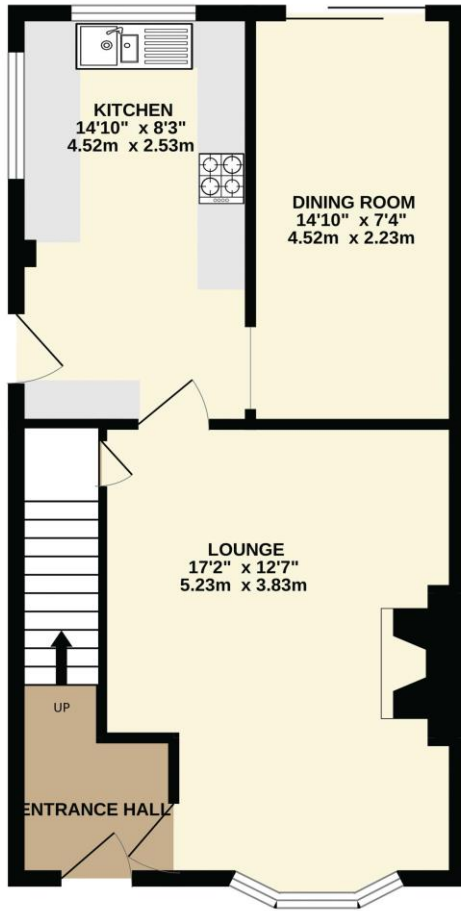
With access to a range of mortgage products, Crofts Estate Agents Immingham in connection with Forge Financial Solutions Ltd will help you find the best mortgage to suit your needs. Forge Financial Solutions Ltd will act on your behalf in advising you on mortgages and other financial matters.

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

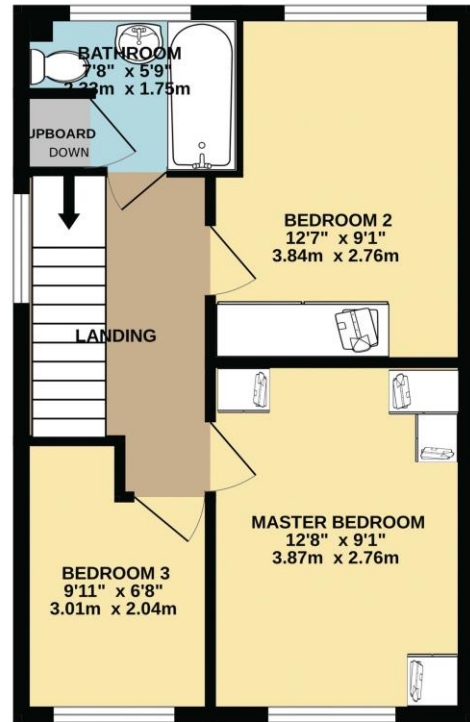




GROUND FLOOR  
479 sq.ft. (44.5 sq.m.) approx.



1ST FLOOR  
397 sq.ft. (36.9 sq.m.) approx.



TOTAL FLOOR AREA : 876 sq.ft. (81.4 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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