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# Ferndown Drive
# Immingham
DN40 2LP

## Offers in the Region Of £142,500

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**Property Introduction**
Perfectly suited to first time buyers, young families or investors alike, this well presented three bedroom end-terrace home is situated within the popular town of Immingham and offers spacious, practical living accommodation throughout. Offered to the market with NO FORWARD CHAIN, this is a superb opportunity to acquire a home that is ready to move into and enjoy. Early viewing is highly recommended to fully appreciate all that this delightful home has to offer. The property benefits from a welcoming entrance hall, a generous lounge ideal for relaxing and entertaining, and a modern fitted kitchen with ample storage and workspace. To the first floor are three well-proportioned bedrooms and a family bathroom. Externally, the property enjoys attractive front and rear gardens, providing excellent outdoor space for families and those who enjoy entertaining. The end-terrace position offers additional privacy and a larger plot than many comparable properties. Conveniently located close to local amenities, schools, transport links and the town centre, this fantastic home represents an excellent opportunity for buyers looking to take their first step onto the property ladder.

**Lounge**
10' 11" x 15' 10" (3.32m x 4.82m)
A comfortable and inviting lounge featuring stylish laminate flooring, a radiator for added comfort, and neutral décor that provides a bright and versatile living space. A uPVC window to the rear elevation allows for plenty of natural light while offering pleasant views of the rear aspect.

**Kitchen**
6' 7" x 11' 7" (2.01m x 3.53m)
A modern galley-style kitchen, thoughtfully designed to maximise both space and functionality, featuring a range of contemporary fitted units, ample work surface space, and a practical layout ideal for everyday cooking and entertaining.

**Bedroom one**
11' 1" x 11' 4" (3.38m x 3.45m)
Bedroom one briefly comprises of carpeted flooring, radiator, neutral decor and uPVC window to the rear elevation.

**Bedroom two**
8' 1" x 11' 4" (2.46m x 3.45m)
Bedroom two briefly comprises of carpeted flooring, radiator and uPVC window to the front elevation.

**Bedroom three**
8' 2" x 9' 5" (2.49m x 2.87m)
Bedroom three briefly comprises of carpeted flooring, radiator and uPVC window to the front elevation.

**Bathroom**
6' 5" x 8' 1" (1.95m x 2.46m)
Benefitting from bath with shower above, WC, basin, radiator and uPVC window to the rear elevation.

**External**
Externally, the property enjoys attractive front and rear gardens, providing excellent outdoor space for families and those who enjoy entertaining. The end terrace position offers additional privacy and a larger plot than many comparable properties.

**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.

**Broadband and Telecom Communications**
Broadband and mobile speeds and availability can be assessed via the Ofcoms checker website.

https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker

**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 websitewww.voa.gov.uk/cti

**Mortgage Services**
Our Mortgage Services Consultants can help you explore your mortgage and protection options by providing clear guidance on the home-buying process, including the costs involved and advice on how much you can afford to borrow. They can also help you find the right mortgage by comparing thousands of deals from a panel of high street and specialist lenders.

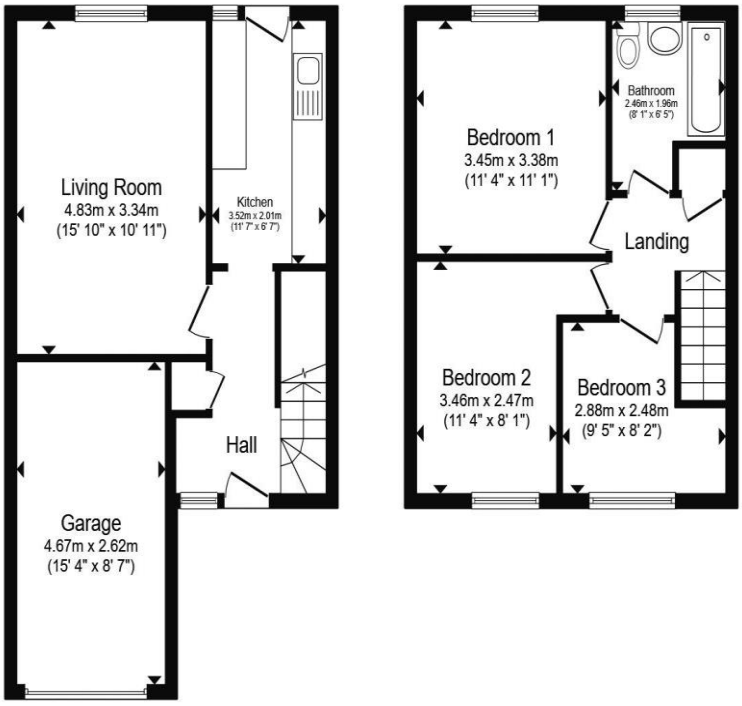
Any fees payable will be explained in your initial no-obligation appointment, before you choose whether to use our Mortgage Services.

**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 for 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.








**Ground Floor** **First Floor**

Total floor area 81.8 m² (880 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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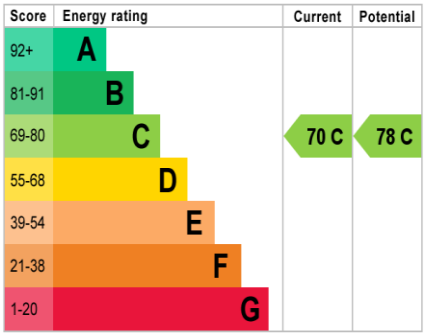


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MS/SEQ/8768/08.26