

MARTIN MASLIN

6 THE RIDGEWAY
GRIMSBY
NORTH EAST LINCOLNSHIRE
DN34 5PJ



A superb three Bedroom End Link House of three with a valuable driveway and a large Rear Garden found in this popular area, close Bradley Cross Roads. Recently enhanced and updated by the present owners featuring a must have comfortable log burner stove, a smart modern Bathroom and an additional Loft / Hobbies Room. The property benefits from a gas central heating system and the majority of the uPVC windows were replaced in the last few years, making this an excellent first home buyers house ready to move straight into. The accommodation includes a welcoming Hallway, a Lounge Diner tastefully decorated featuring a central chimney breast housing a cast iron log burner with dining area at one end. The Kitchen is well fitted with built in appliances offering functionality. Upstairs there are three bedrooms and a modern fully tiled Bathroom. The house stands in well designed gardens enjoying a large west-facing Rear Garden, with decking, a covered gazebo and a summer house, whilst to the front is an extra wide block edge driveway which provides generous off road parking. A real gem.

£169,000

VIEWING STRICTLY BY PRIOR APPOINTMENT WITH VENDOR'S SOLE AGENTS

ENTRANCE

A uPVC double glazed Front Entrance door leading directly into the Hallway.

HALLWAY

A pleasant tiled hallway with spindle staircase and cupboard under. There is a radiator and a uPVC double glazed side window.

LOUNGE DINER

7.24m (23'9") x 3.76m (12'4")

A modern open plan room tastefully decorated in two tone pastel colour schemes. The focal point is a prominent chimney breast with a recess tile fireplace housing a cast iron must have log burning stove. It has a fashionable laminate floor with a uPVC bay front window, radiator and sliding double glazed Patio doors onto the Rear Garden.

KITCHEN

2.67m (8'9") x 2.54m (8'4")

Fitted with a range of base and wall mounted units having solid butcher block worktops incorporating an enamel sink with mixer spray tap. It has a tiled wall splashback with an overhead extractor fan and light, ceramic hob and single hob point oven beneath. There is plumbing for a washing machine, space for a tall fridge freezer and a radiator. The Kitchen has two uPVC dual aspect windows and a further double glaze door onto the Garden.

LANDING

With a spiralled balustrade and uPVC double glazed side window.

BEDROOM ONE

3.48m (11'5") x 3.48m (11'5")

A good sized Double Bedroom with an accent adorned wall, radiator and a uPVC double glazed front window.

BEDROOM TWO

3.48m (11'5") x 2.79m (9'2")

A good size Double Bedroom with radiator and uPVC double glaze rear window. Bedroom Two has access to the Loft Room.

LOFT ROOM

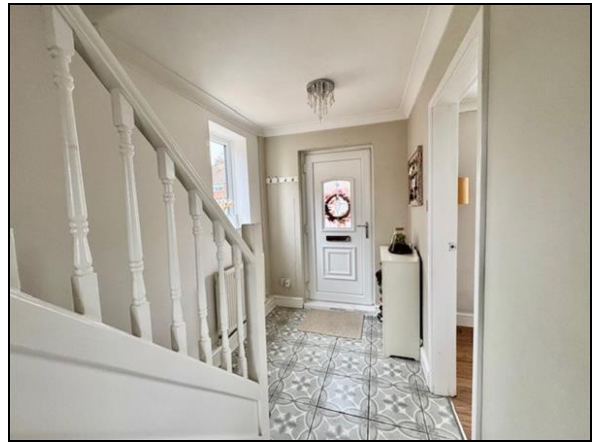
3.48m (11'5") x 2.82m (9'3")

A valuable Room providing an ideal Hobbies Room, plastered with velux window and pull down lot ladder.

BEDROOM THREE

2.44m (8'0") x 1.98m (6'6")

A good size child's Bedroom with a radiator and a uPVC double glazed front window.



ENTRANCE



HALLWAY



LOUNGE DINER



LOUNGE DINER

BATHROOM

2.08m (6'10") x 1.65m (5'5")

A modern fully tiled Bathroom with white suite comprising close couple w.c, pedestal wash handbasin and double ended panel bath with a mixer bar shower and fixed drencher head. It has a radiator and a uPVC double glazed rear window.

FRONT GARDEN

Outside the property has a shaped front lawn garden well stocked with plants and shrubs set behind a brick and coping stone wall boundary. A generous concrete and brick edge driveway provides valuable off road parking. In the agents opinion, the Rear Garden forms one of the main attractions enjoying a west-facing aspect with a shaped lawn, paved patio and a superb cupboard raised decking ideal for entertaining. Beyond is a large Summer House with power and light (may be available by separate negotiation). The property has fencing to the perimeter ensuring privacy for the present owners.

GENERAL INFORMATION

Mains gas, water, electricity and drainage are connected and broadband speeds and availability can be accessed via the Ofcom checker website. Central heating comprises radiators detailed above connected to the Worcester bosh accommodation central heating boiler located in the Kitchen. The property has the benefit of a uPVC framed double glazing. It falls within the jurisdiction of the North East Lincolnshire Council and is in Council Tax Band B. The tenure is Freehold subject to Solicitors verification.

VIEWING

Viewing is strictly by appointment through the agents on Grimsby 311000, a video walkthrough tour with commentary can be seen on Rightmove and the Martin Maslin Website.



LOUNGE DINER



KITCHEN



LANDING



BEDROOM ONE



BEDROOM TWO



BEDROOM THREE



BATHROOM



OUTSIDE



OUTSIDE

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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