



43 THE RIDGEWAY

GRIMSBY, DN34 5PH

£145,000
FREEHOLD

Charming two/three bedroom dormer bungalow with detached garage, spacious gardens, and serene open field views



BILTONS

THE PERSONAL
AGENTS

WWW.BILTONS.CO.UK

01724 642002

43 THE RIDGEWAY

- SEMI DETACHED BUNGALOW • TWO/THREE BEDROOMS • POPULAR QUIET RESIDENTIAL AREA WITH A COMMUNITY FEEL • CLOSE TO SHOPS & BUS ROUTES • SPACIOUS KITCHEN WITH SPACE FOR ALL APPLIANCES • DETACHED GARAGE • FREEHOLD • COUNCIL TAX BAND B • NO ONWARD CHAIN



Located in a quiet yet popular residential area close to lots of local shops and amenities this spacious semi detached bungalow offers a perfect "downsize" without compromising on room size with a large main reception room perfect for use as a lounge/dining room and a handy first floor bedroom/hobbies room plus a fantastic low maintenance mature rear garden with open views to the rear this is an opportunity not to be missed. Whilst some updating is needed the property can be moved into with a central heating radiator in every room (excluding first floor hobbies room) fairly neutral décor and a well planned fully tiled shower room what's more the bungalow is offered for sale with no onward chain meaning completion can happen quickly to accommodate any prospective purchasers needs. SIDE ENTRANCE As you enter the property through the side entrance door you are met with a spacious hallway with doors to all principle downstairs rooms LOUNGE/DINER - 5.84m x 4.30m Spacious and light room with three side windows onto the side driveway and French style doors leading to the front garden making this a very light and sunny room, ample space for family seating and dining with a feature fireplace to the side wall KITCHEN - 2.86m x 3.40 Leading from the hallway, well equipped kitchen with cream units and complimentary worktops ample space for appliances such as washing machine and tumble dryer dishwasher and fridge freezer, window overlooking the rear garden and access into the conservatory. CONSERVATORY - 2.68m x 2.58m Glazed to all sides and overlooking the rear garden this is a handy space to be used as an extra sitting room or

dining area but would benefit from renovation or replacement to be utilised to its full potential.

BEDROOM ONE - 2.93m x 3.64m Facing onto the front of the property this double room has handy built in wardrobes for extra storage BEDROOM TWO - 3.07m x 3.57m Located towards the back of the property this room would be a great study or guest bedroom as it houses the stairs which lead to the first floor BEDROOM THREE - 2.90m x 4.98m Located on the first floor with windows to the rear aspect this is perfect utilised as a bedroom or hobbies room SHOWER ROOM - 2.02m x 1.65m Located off the main hallway this fully tiled shower room is well planned and has a obscured glazed window to the side EXTERNALLY The front garden is mainly lawn with a walled front boundary a concrete driveway provides off road parking and leads to the detached garage, the rear garden is lawned with mature trees and shrubs the garden has open fields to the rear and would benefit from some low fencing to take advantage of this

Full Description

Located in a quiet yet popular residential area close to lots of local shops and amenities this spacious semi detached bungalow offers a perfect "downsize" without compromising on room size with a large main reception room perfect for use as a lounge/dining room and a handy first floor bedroom/hobbies room plus a fantastic low maintenance mature rear garden with open views to the rear this is an opportunity not to be missed. Whilst some updating is needed the property can be moved into with a central heating radiator in every room (excluding first floor hobbies room) fairly

43 THE RIDGEWAY

neutral décor and a well planned fully tiled shower room what's more the bungalow is offered for sale with no onward chain meaning completion can happen quickly to accommodate any prospective purchasers needs.

SIDE ENTRANCE

As you enter the property through the side entrance door you are met with a spacious hallway with doors to all principle downstairs rooms

LOUNGE/DINER

Spacious and light room with three side windows onto the side driveway and French style doors leading to the front garden making this a very light and sunny room, ample space for family seating and dining with a feature fireplace to the side wall

KITCHEN

Leading from the hallway, well equipped kitchen with cream units and complimentary worktops ample space for appliances such as washing machine and tumble dryer dishwasher and fridge freezer, window overlooking the rear garden and access into the conservatory.

CONSERVATORY

Glazed to all sides and overlooking the rear garden this is a handy space to be used as an extra sitting room or dining area but would benefit from renovation or replacement to be utilised to its full potential.

BEDROOM ONE

Facing onto the front of the property this double room has handy built in wardrobes for extra storage

BEDROOM TWO

Located towards the back of the property this room would be a great study or guest bedroom as it houses the stairs which lead to the first floor

BEDROOM THREE

Located on the first floor with windows to the rear aspect this is perfect utilised as a bedroom or hobbies room

SHOWER ROOM

Located off the main hallway this fully tiled shower room is well planned and has a obscured glazed window to the side

EXTERNALLY

The front garden is mainly lawn with a walled front boundary a concrete driveway provides off road parking and leads to the detached garage, the rear garden is lawned with mature trees and shrubs the garden has open fields to the rear and would benefit from some low fencing to take advantage of this





43 THE RIDGEWAY

ADDITIONAL INFORMATION

Local Authority –

Council Tax – Band B

Viewings – By Appointment Only


Floor Area – sq ft

Tenure – Freehold

FLOOR PLAN
IMAGE
COMING
SOON





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC 	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Moniques Patch
 56 Sea View Street
 Cleethorpes
 DN35 8HY

07808163324
enquiries@biltons.co.uk
<https://biltons.co.uk/>



BILTONS

THE PERSONAL
 AGENTS

WWW.BILTONS.CO.UK

01724 642002