



59 The Ridgeway Grimsby, North East Lincolnshire DN34 5PH

Situated in the popular residential location on the western side of Grimsby is this TWO BEDROOM SEMI DETACHED BUNGALOW which has open views to the rear. The accommodation includes: Entrance hall, lounge, fitted kitchen, dining room, two bedrooms and a modern shower room/wc. Electric radiators. Double glazing. Detached workshop. Front garden with off road parking plus a SOUTH FACING rear garden. NO CHAIN. EARLY VIEWING RECOMMENDED.

£165,000

- SEMI DETACHED BUNGALOW
- OPEN VIEWS TO THE REAR
- LOUNGE
- KITCHEN & DINING ROOM
- TWO BEDROOMS
- SHOWER ROOM/WC
- ELECTRIC RADIATORS
- DOUBLE GLAZING
- DETACHED WORKSHOP
- NO CHAIN



ACCOMMODATION

MEASUREMENTS

All measurements are approximate.

GROUND FLOOR ONLY

SIDE ENTRANCE HALL

Approached via a double glazed entrance door this L shaped entrance hall has access to roof space and an electric heater.

LOUNGE (FRONT)

17'5" x 11'1" (5.33 x 3.39)

An excellent sized lounge having a double glazed bay window at the front elevation, electric radiator and coving to ceiling. The focal point of this room is the teak fire surround inset with an electric fire.



KITCHEN

8'6" x 10'2" (2.61 x 3.12)

Fitted with a range of medium oak style base and wall cupboards incorporating an electric oven, an induction hob with an extractor fan above together with an integrated fridge and freezer. The contrasting mottled work surfaces are inset with a stainless steel sink unit with space beneath for washing machine (included in the sale). The walls are extensively tiled in a complementary ceramic tile. Vinyl flooring. Double glazed window. Open arch leads into the dining room.



KITCHEN

Additional photo



DINING ROOM

8'11" x 7'5" (2.72 x 2.27)

Three double glazed windows and a double glazed rear door. Vinyl flooring.



BEDROOM 1 (REAR)

12'5" x 10'8" (3.80 x 3.26)

Fitted with an excellent range of bedroom furniture including floor to ceiling wardrobes, a matching dressing table area plus wardrobes/drawers either side of the bed space. Double glazed window.



BEDROOM 1

Additional photo



BEDROOM 2 (FRONT)

9'8" x 9'8" (2.95 x 2.96)

Double glazed window to the front elevation. Electric heater.



SHOWER ROOM/WC

5'5" x 6'2" (1.67 x 1.88)

This modern shower room is fitted with a walk in shower area including an electric shower, a glass screen and a fold down seat together with a vanity unit including a concealed wc. The walls are finished in a contrasting Aqua boarding. Electric heated towel rail. Double glazed window.



OUTSIDE



DETACHED WORK SHOP

16'4" x 8'0" (4.98 x 2.46)

Double doors to the front.

THE GARDENS

The property stands in front and rear gardens, the fore garden is block paved for ease of maintenance and provides off road parking. The enclosed SOUTH FACING garden has a paved area in front of the bungalow with steps leading up to the lawn and a second patio area situated at the rear of this garden which has views towards open countryside.



THE GARDENS

Additional photos



VIEW OVER OPEN COUNTRYSIDE



TENURE - FREEHOLD

We are informed by the seller that the tenure of this property is Freehold. Confirmation / verification has been requested. Please consult us for further details.

COUNCIL TAX BAND

Council Tax Band - B

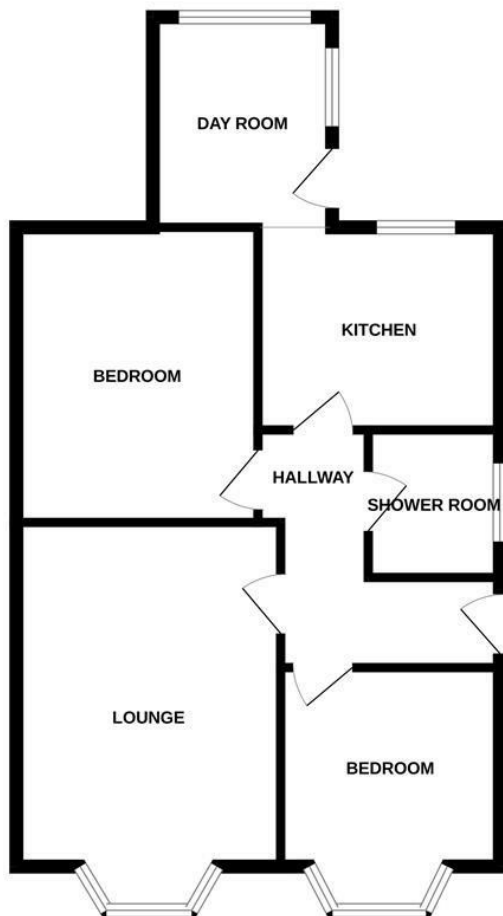
VIEWING ARRANGEMENTS

Please contact Joy Walker Estate Agents on 01472 200818 to arrange a viewing on this property.

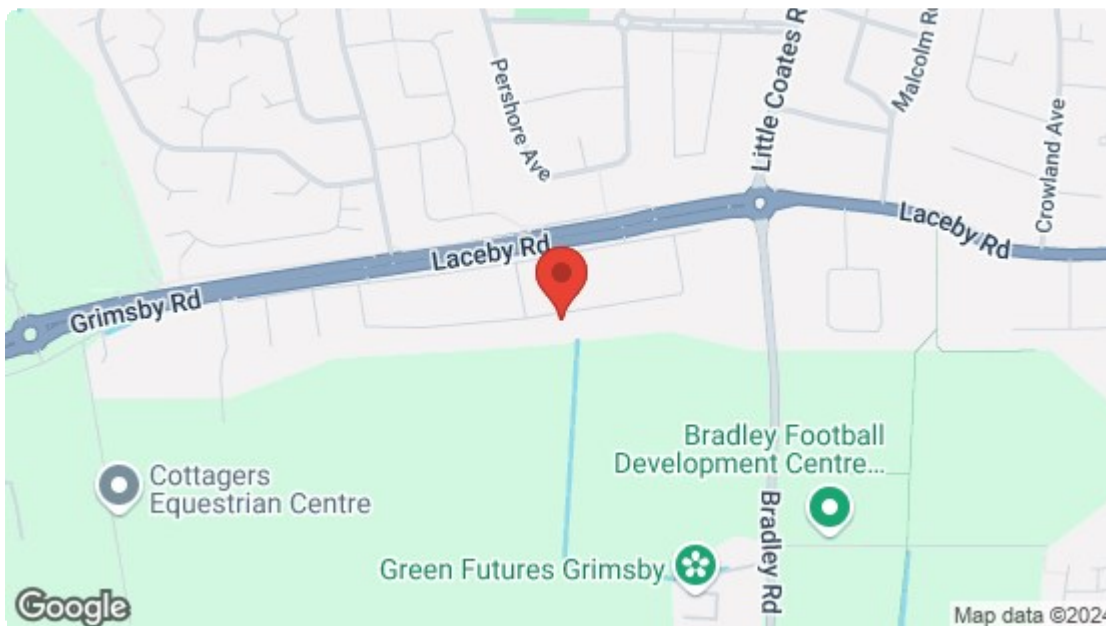
OPENING TIMES

Monday - Friday 9.00 am to 5.15 pm. Saturday 9.00 am to 1.00 pm

GROUND FLOOR



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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		42	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements and floor plans provided are approximate and for guidance purposes only. The particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the firms employment Ltd has any authority to make or give any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property.