



# CROFTS ESTATE AGENTS

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



## The Ridgeway

Grimsby  
DN34 5PG

Offers in the Region Of  
£193,000

Crofts estate agents are delighted to offer for sale with NO FORWARD CHAIN this superbly appointed semi detached bungalow which comes with viewing highly advised. With all works carried out in September 2023 the property boasts a fresh and modern finish and is just perfect for someone to move into. The kitchen and shower room both have the WOW factor and are sure to impress. Nearby there are a wide variety of local amenities nearby as well as good road links. Internal viewing will reveal the entrance hall, lounge, kitchen, conservatory, two bedrooms and the shower room. Externally there are gardens to the front and rear with off road parking and a detached brick garage. The property also benefits from uPVC double glazing (except for bedroom one into conservatory) and gas central heating.

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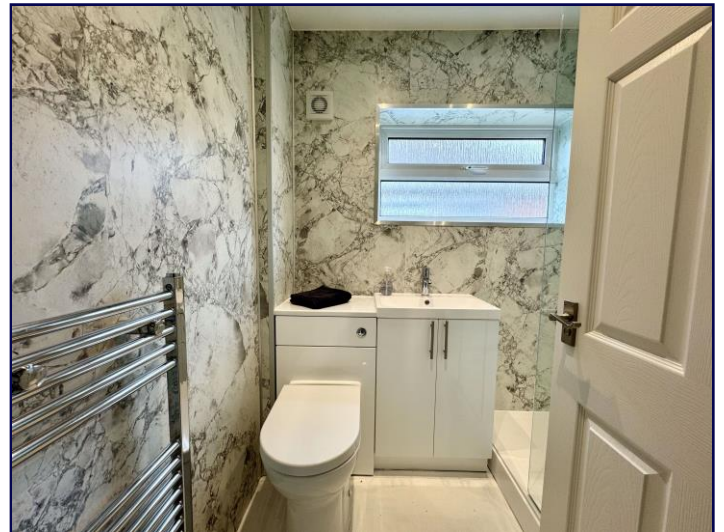
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### Entrance Hall

Entering the property reveals a lovely fresh finish which echoes throughout with access to the loft, coving to the ceiling, a radiator and a carpeted floor.

### Lounge

15' 5" x 11' 9" (4.71m x 3.57m)

The lounge has a window to the front elevation, coving to the ceiling, a radiator and a carpeted floor. There is also a superb electric remote controlled feature fire place.

### Kitchen

8' 3" x 10' 8" (2.51m x 3.25m)

The kitchen has a plinth heater, click vinyl flooring and a superb fitted kitchen with a one and a half sink and drainer, washing machine, fridge and freezer, an electric oven and gas hob with an extractor over.

### Conservatory

6' 1" x 16' 8" (1.85m x 5.09m)

The conservatory has dual aspect windows, French doors to the rear, a radiator and click vinyl flooring.

### Bedroom One

12' 1" x 10' 11" (3.69m x 3.33m)

Bedroom one has a window to the rear elevation, coving to the ceiling, a radiator and a carpeted floor. There are also extensive fitted wardrobes.

### Bedroom Two

8' 6" x 9' 11" (2.59m x 3.02m)

Bedroom two has a window to the front elevation, coving to the ceiling, a radiator and a carpeted floor. There is also a fitted wardrobe.

### Shower Room

The shower room has an opaque window to the side elevation, modern wall boarding, a heated towel rail and LVT flooring. (being fitted mid april) There is also a superb suite with a WC, vanity basin and a walk in shower with an Aqualisa shower.

### Garage

With an up and over door and window and door to the side.

### Outside

With tidy and well maintained gardens to the front and rear and also a driveway. The rear garden enjoys views over fields and there is also a green house. A lovely setting with established shrubs and perimeter fencing.

**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, 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 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.

**Mortgage and Financial Advice**

With access to the whole of the mortgage markets, Crofts Estate Agents in connection with The Mortgage Advice Bureau will help you find the best mortgage to suit your needs. The Mortgage Advice Bureau 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  
65.0 sq.m. (700 sq.ft.) approx.



TOTAL FLOOR AREA : 65.0 sq.m. (700 sq.ft.) 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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