CROFTS ESTATE AGENTS PASSIONATE ABOUT PROPERTY

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The Ridgeway

Grimsby **DN34 5PG**

Offers in the Region Of £159,950

NO FORWARD CHAIN - POTENTIAL TO CREATE A LOVELY HOME -DRIVEWAY - IDEAL FOR A VARIETY OF BUYERS - An opportunity to purchase a dorma bungalow in a popular location, which does require a scheme of modernisation, but this is reflected in the price. Coming to the market with viewings highly advised, this property is expected to be popular. Located within close proximity to many local amenities and good road links. Internal viewing will reveal the entrance hall, lounge, kitchen, three bedrooms, a shower room and lean to off the kitchen which was used by the last owners as a place to relax and watch the garden. The third bedroom is accessed from stairs in the kitchen and this could be utilised as a great play room etc for grandchildren. With gardens to the front and rear and a driveway providing off road parking.

CLEETHORPES: 62 St Peters Avenue, Cleethorpes, DN35 8HP **IMMINGHAM:** 21 Kennedy Way, Immingham, DN40 2AB LOUTH: 3 Market Place, Louth, LN11 9NR

Email: Cleethorpes: Email: Immingham : Email: Louth

info@croftsestateagents.co.uk immingham@croftsestateagents.co.uk louth@croftsestateagents.co.uk

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Entering through a small entrance porch reveals the hallway with a radiator and a carpeted floor.

Lounge

15' 5" x 11' 3" (4.69m x 3.43m)

The lounge has a bay window to the front elevation, coving to the ceiling, two radiators and a carpeted floor.

Kitchen

8' 9" x 10' 3" (2.67m x 3.13m)

The kitchen has a window and door to the rear elevation and a tiled floor. There are also fitted units with a sink and drainer. There is also a stair case to the first floor.

Lean to

5' 10" x 15' 7" (1.79m x 4.75m) Off the kitchen with dual aspect windows to the rear and side

elevation, a door to the rear and a tiled floor.

Bedroom One

12' 9" x 11' 1" ($3.88m \times 3.38m$) The bedroom has a window to the rear elevation, a radiator and a carpeted floor. There are also fitted wardrobes.

Bedroom Two

 $8^{\prime}\,6^{\prime\prime}$ x $9^{\prime}\,10^{\prime\prime}$ (2.58m x 2.99m) Bedroom two has a window to the front elevation, a radiator and a carpeted floor.

Shower Room

6' 6" x 5' 6" (1.97m x 1.68m)

The shower room has an opaque window to the side elevation, tiled walls, a radiator and a tiled floor. There is also a WC, basin and a shower cubicle with a mains shower.

Stairs

Stairs lead off the kitchen to the first floor. There is also a cupboard at the top of the stairs.

First floor room

15' 5" x 8' 11" (4.71m x 2.71m)

This room is currently used as a bedroom but can be utilised as office space or craft room. It has a window to the front elevation, a radiator and a carpeted floor. There is also built in storage.

Outside

With a tidy frontage with a lawned frontage and driveway, providing off road parking. The rear garden is low maintenance with perimeter fencing and there are also outbuildings.

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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 websitewww.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 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

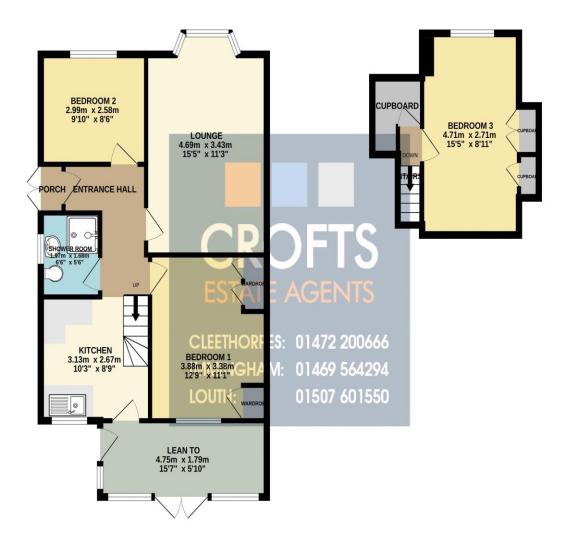
STATUTORY NOTICE: YOUR HOMES IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTAGE OR OTHER LOAN SECURED ON IT.



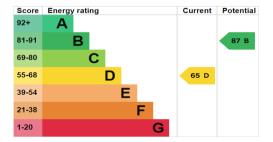




GROUND FLOOR 64.3 sq.m. (693 sq.ft.) approx.



TOTAL FLOOR AREA: 82.0 sq.m. (883 sq.ft.) approx. Whits every attempt has been made to ensure the accuracy of the foorplan contained here, measurements of doors, window, more and any other tense are approximate and no responsibility taken for any ency ormission or mis-statement. This plan is for illustrate purposes only and should be used as such by any prospective purchaser. The services, system and appliances should be used as such by any prospective purchaser. The services, system and appliances should be used as such by any any tense and the service and the service and applications there not been tested and no guarantee as to their operability or efficiency can be given.



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