

BETTLES, MILES & HOLLAND

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Registered Office: 15 SEAVIEW STREET, CLEETHORPES, NORTH EAST LINCOLNSHIRE, DN35 8EU

Telephone: (01472) 691455 / 698698

Email: info@bmhestateagents.co.uk

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PROPERTY FOR SALE

13 THE RIDGEWAY, GRIMSBY

PURCHASE PRICE £134,950 - NO CHAIN



VIEWING

By appointment with this office

COUNCIL TAX BAND

B

PURCHASE PRICE

£134,950

TENURE

We understand the property to be Freehold and this is to be confirmed by the solicitors



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13 THE RIDGEWAY, GRIMSBY

Nestled in the desirable area of The Ridgeway, Grimsby, this charming semi-detached house presents an excellent opportunity for first-time buyers. Offered for sale with no chain, this property is ready for you to move in and make it your own.

Upon entering, you are welcomed by an entrance porch that leads into a hall. The ground floor features a comfortable lounge/diner, perfect for entertaining guests or enjoying family time. Adjacent to this is a delightful conservatory, which provides a lovely space to relax and enjoy views of the well-maintained gardens. The kitchen is functional and offers ample space for culinary pursuits.

The first floor comprises two double bedrooms, both equipped with fitted wardrobes, providing plenty of storage. Additionally, there is a single bedroom, ideal for a child's room or a home office, along with a well-appointed shower room.

This property boasts modern conveniences, including u.PVC double glazing and gas central heating, ensuring comfort throughout the year. Outside, you will find well-kept front and rear gardens, perfect for outdoor activities or simply enjoying the fresh air. The property also includes a garage and off-road parking.

This semi-detached house is not just a property; it is a place where you can create lasting memories. With its ideal location and charming features, it truly represents a wonderful opportunity to establish and create your perfect home. Don't miss out on this fantastic chance to secure a lovely residence in Grimsby.

ENTRANCE PORCH

Through u.PVC double glazed french doors into the porch with u.PVC double glazed windows and a hardwood and glazed door into the hall.

HALL

With stairs to the first floor accommodation, a u.PVC double glazed window, a central heating radiator, an under stairs cupboard, laminate to the floor and a light to the ceiling.



13 THE RIDGEWAY, GRIMSBY

LOUNGE/DINER

22'10 x 11'11 decreasing to 8'11 (6.96m x 3.63m decreasing to 2.72m)

The lounge/diner with a u.PVC double glazed walk-in bay window to the front and a u.PVC double glazed door with side panel to the rear. A wooden fire surround with a marble effect back and hearth and an electric fire within. Two central heating radiators, four wall lights and two lights and coving to the ceiling.



LOUNGE/DINER



13 THE RIDGEWAY, GRIMSBY

CONSERVATORY

8'0 x 15'5 (2.44m x 4.70m)

With u.PVC double glazed French doors and u.PVC double glazed windows to three sides, a central heating radiator, laminate to the floor and two wall lights



KITCHEN

8'0 x 8'6 (2.44m x 2.59m)

With a range of light oak wall and base units, contrasting work surfaces and tiled splash backs, a stainless steel sink unit with a chrome mixer. A housed extractor fan and there is plumbing for a washing machine. A u.PVC double glazed window and door, laminate to the floor and a light to the ceiling.



KITCHEN



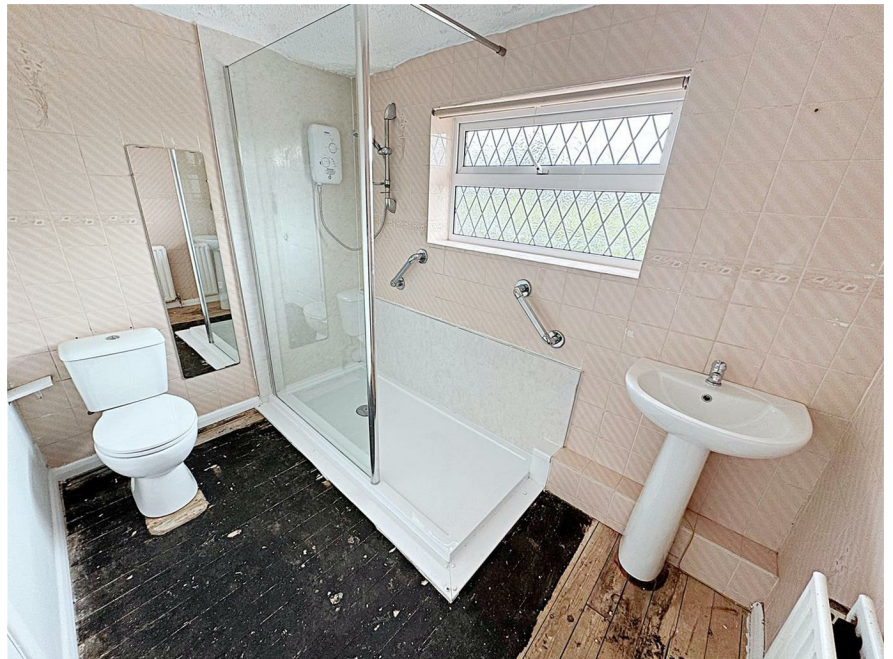
LANDING

Up the stairs to the first floor accommodation where doors to all rooms lead off. There is a u.PVC double glazed window and a light to the ceiling.

SHOWER ROOM

5'9 x 8'4 (1.75m x 2.54m)

The shower room with a walk-in shower and a Redring electric shower, a pedestal wash hand basin with a chrome mixer tap and a toilet. A u.PVC double glazed window, part tiled walls and part PVC boarding to the shower area, a central heating radiator, a light and loft access to the ceiling.



13 THE RIDGEWAY, GRIMSBY

BEDROOM 1

10'11 x 11'0 (3.33m x 3.35m)

This double bedroom to the front of the property with a u.PVC double glazed window, a range of fitted wardrobes, a dressing table, a central heating radiator and a light to the ceiling.



BEDROOM 2

8'10 x 9'1 (2.69m x 2.77m)

Another double bedroom to the back of the property with a u.PVC double glazed window, a range of fitted wardrobes and overhead cupboards, a central heating radiator and a light to the ceiling. The central heating boiler is inside the wardrobe.



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BEDROOM 3

6'6 x 6'6 (1.98m x 1.98m)

This single bedroom to the front of the property with a u.PVC double glazed window, a central heating radiator and a light to the ceiling.



DETACHED GARAGE

16'7 x 8'12 (5.05m x 2.44m)

A detached prefab garage with an up and over door and wooden door to the side.

OUTSIDE

The front garden has a walled and fenced boundary and is open to the other side, it is mainly laid to lawn with established borders. There is a concrete with block-paved edging drive that leads you through a wooden gate into the rear garden.

The rear garden has a fenced boundary and is mainly laid to lawn with established borders.



13 THE RIDGEWAY, GRIMSBY

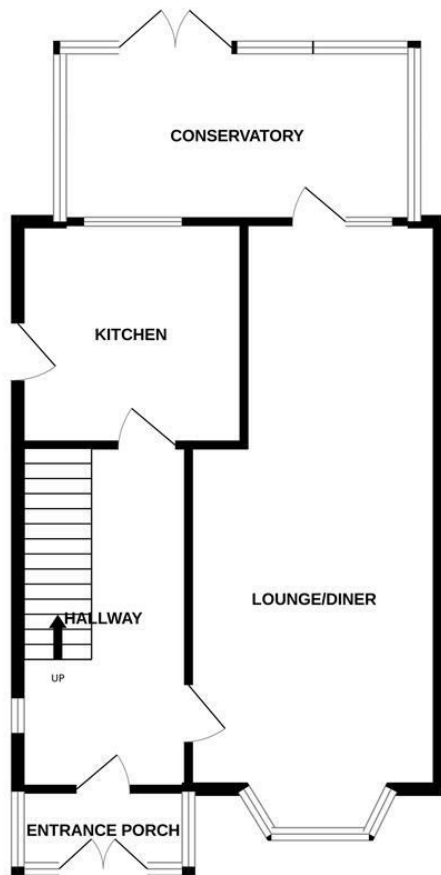
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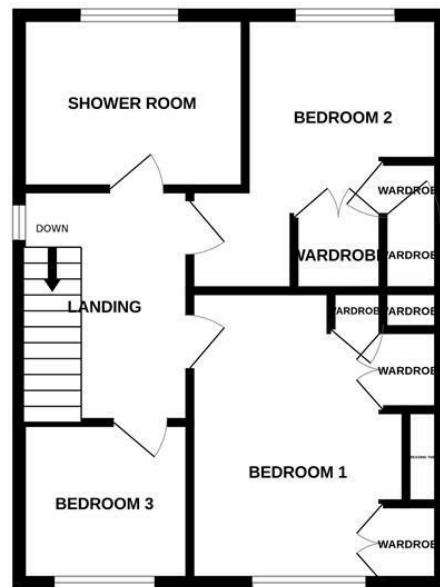
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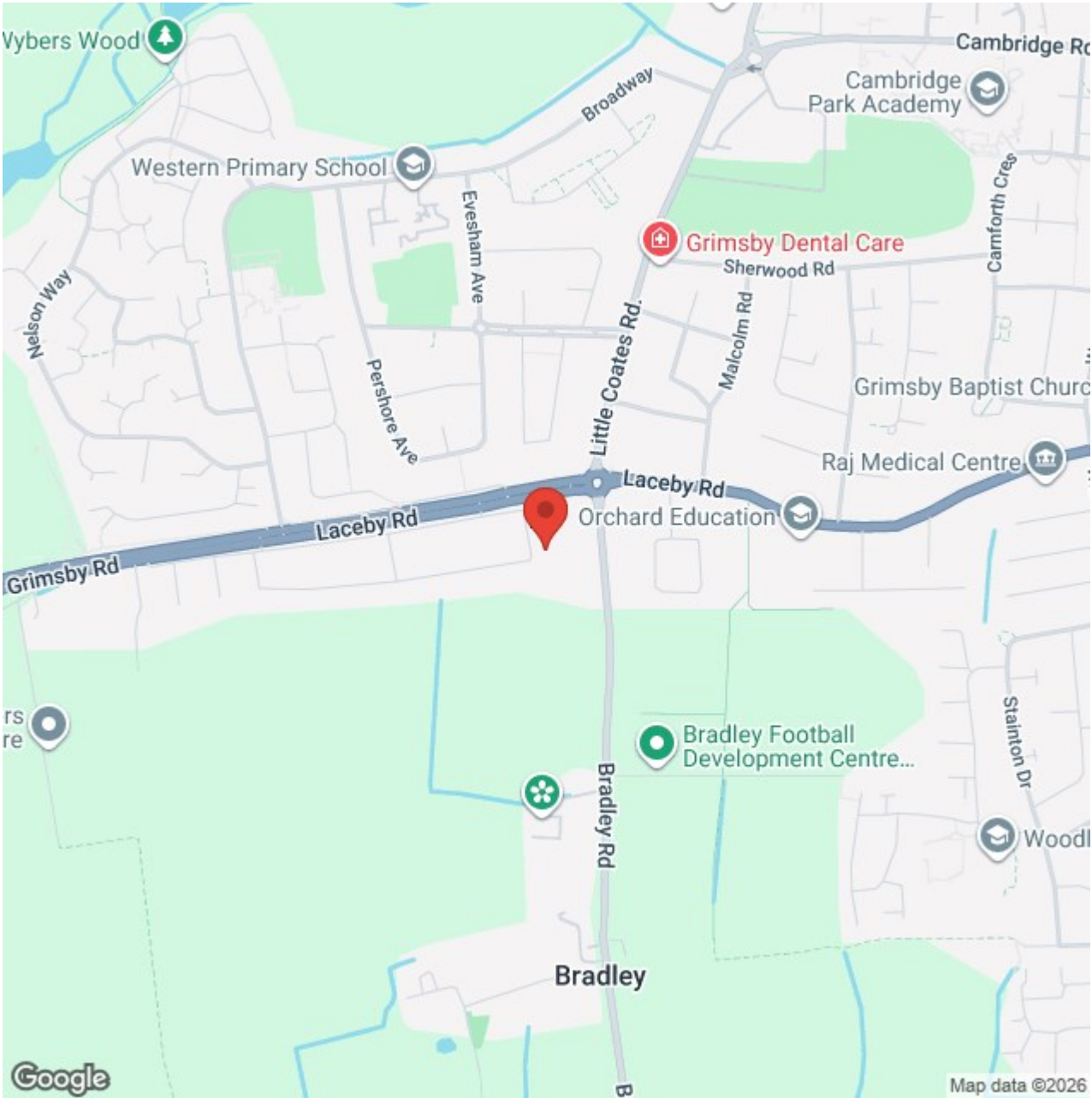
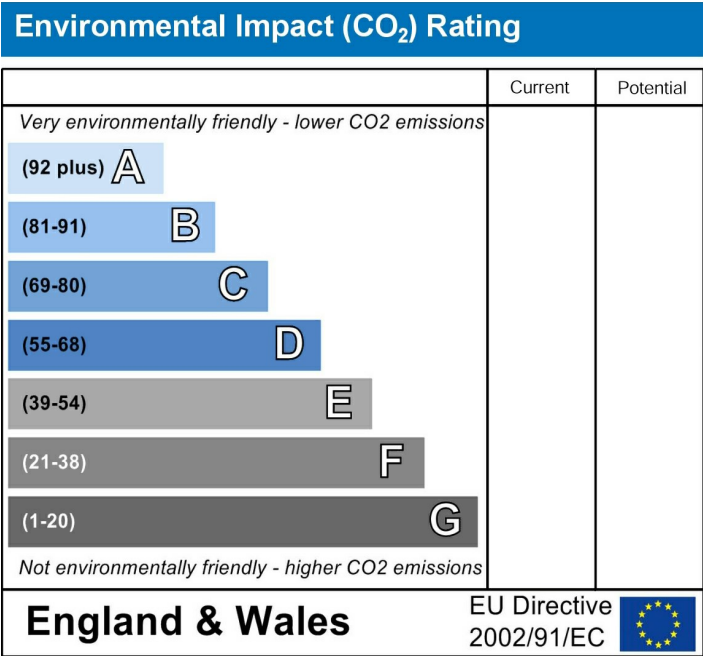
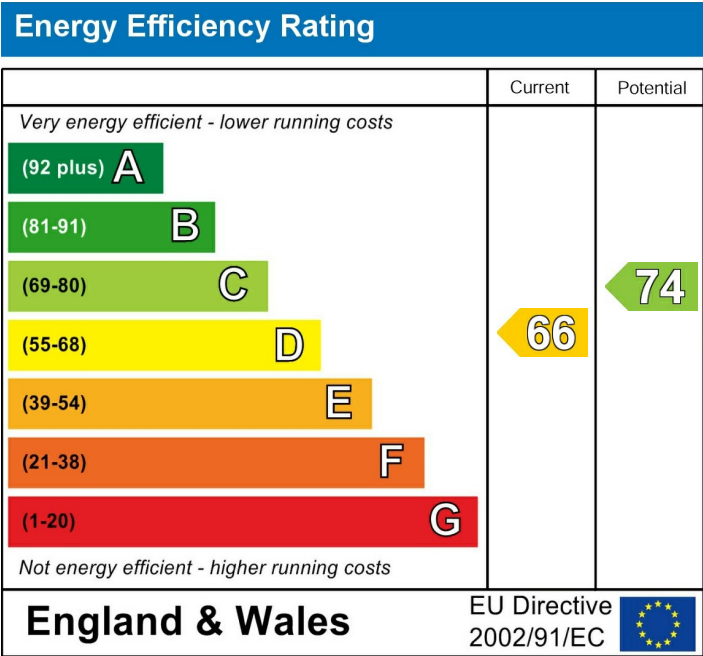
GROUND FLOOR



1ST 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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WE CAN OFFER INDEPENDENT MORTGAGE ADVICE

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Contact our office for further details on 01472 698698 or speak to James Welham directly on 07710 548 379 or james@jdwassociates.co.uk.

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They normally charge a fee of £495 payable on production of offer.

(BMH may recommend the services of James Welham JDW Associates but it is entirely sellers/potential buyers own decision to use the services and they are under no obligation to do so. BMH receive a referral fee/benefits worth £75 per mortgage completion. This has NO effect on the price sellers/potential buyers pay for the Mortgage Advice. It is purely an agreement between BMH and James Welham.)

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