



63 Bradford Avenue, Cleethorpes, North East Lincolnshire, DN350BQ
£325,000

Key Features:

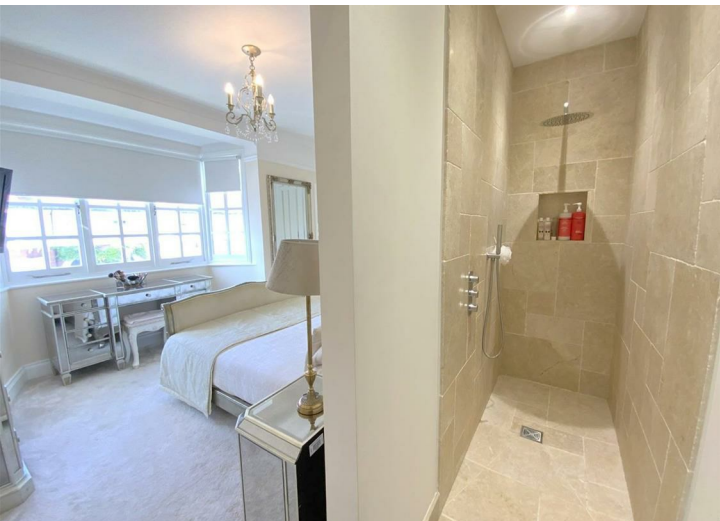
- Stunning Three Bedroom Period Mid Terrace
- Central Cleethorpes
- Beautifully Presented High Spec Interior
- Open Plan Living Dining Kitchen
- Three Double Bedrooms
- Master Bedroom With En-Suite
- Versatile Garden Room/Studio
- Low Maintenance Landscaped Rear Garden
- Popular School Catchment
- VIDEO VIEWING AVAILABLE

A beautifully presented three bedroom period mid terrace home, circa 1914, located on the desirable Bradford Avenue, in this highly favoured area of Cleethorpes, just moments away from the seafront.

A superb transformation by its current owners, the property has been extensively remodelled and renovated to a high standard throughout, retaining some lovely original features and timeless charm.

To the ground floor the accommodation offers an elegant entrance hall featuring traditional Minton floor tiles, cloaks/wc, a bay fronted lounge, open plan living dining kitchen complete with log burner and bi-folding doors opening onto the garden. At first floor level are three good sized double bedrooms, the master bedroom cleverly re-configured to include an en-suite shower room. Bedrooms 2 and 3 are served by a luxury family bathroom.

Oozing kerb appeal with its handsome facade, the property stands with well maintained attractive gardens, boasting a versatile garden room/studio offering endless opportunities.



ENTRANCE HALL

Accessed via an original style front entrance door with side light panels. Featuring the original Minton tiled floor, staircase with understairs cupboard, and decorative wall panelling.

LOUNGE

19'8" x 11'8" (6.01 x 3.57)

A bay fronted lounge fitted with plantation shutters, and classic style fireplace incorporating an electric stove. Underfloor heating.

LIVING DINING KITCHEN

29'10" x 11'6" (9.10 x 3.52)

The hub of the home with bi-folding doors opening onto the rear garden and featuring a bespoke fitted kitchen - includes a range of shaker style cabinets, built-in oven, combination oven/microwave, recess for an American style fridge/freezer, and laundry cupboard with plumbing for a washing machine/dryer space. Sociable island with Quartz top incorporating a six-seater breakfast bar, induction hob with extractor over, and undermounted sink including a Quooker instant boiling water tap. Sitting area with a bay window to side aspect, fitted storage cupboards, and a classic style fireplace incorporating a log burning stove. Solid wood floor with underfloor heating throughout. Further side aspect windows and two Velux skylights.

CLOAKROOM

5'0" x 3'10" (1.54 x 1.17)

Featuring panelled walls, wc with concealed cistern, vanity unit with countertop basin, and useful built-in storage cupboard. Obscure glazed window. Continued wood floor with underfloor heating.

FIRST FLOOR LANDING

A split level landing with continued decorative wall panelling.

BEDROOM 1

18'0" x 11'9" (5.51 x 3.59)

Measured at maximum width

Master bedroom with bay window to front aspect, plus further front aspect window - including remote controlled blinds. Featuring bespoke fitted wardrobes with feature mirrored glass.

EN-SUITE

10'11" x 2'8" (3.33 x 0.82)

With walk-in shower, and vanity unit with countertop basin. Limestone tiling. Heated towel rail.

BEDROOM 2

11'10" x 11'2" (3.63 x 3.41)

To rear aspect, with bespoke fitted shaker style wardrobes.

BEDROOM 3

11'8" x 8'11" (3.56 x 2.73)

A further double bedroom, to rear aspect.

BATHROOM

9'7" x 8'0" (2.93 x 2.45)

Featuring a walk-in shower, freestanding bath, wc with concealed cistern, and vanity unit with countertop basin. Marble effect wall and floor tiles. Heated towel rail. Side aspect windows with plantation shutters.

OUTSIDE

The front of the property includes Indian sandstone paving and box hedging to the boundaries. The rear garden is laid to artificial lawn with sleeper edged border, and a full width Indian sandstone patio.

GARDEN ROOM

13'0" x 7'10" (3.98 x 2.40)

A versatile room, fully insulated, and fitted with bi-folding doors. Ideal as a garden bar, home office or gym.

COUNCIL TAX BAND

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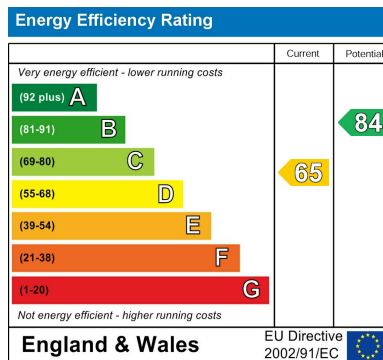
TENURE

Freehold





Whilst every effort has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The layout, fixtures and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Viewing

By appointment only.

Tenure

We are advised by the vendor that the property is: As Above However, prospective purchasers should have the tenure of this property confirmed by a solicitor.

Additional Information Local Authority: North East Lincolnshire Council Telephone 01472 313 131

Services: All mains services are available or connected subject to the statutory regulations. we have not tested any heating systems, fixtures, appliances or services.

DISCLAIMER - IMPORTANT NOTICE REGARDING SALES PARTICULARS

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