



154 Blundell Avenue, Cleethorpes, DN35 7RJ

**FOR SALE - £65,950**

**CanTERS**

Chartered Surveyors

A traditional Two Bedroom Mid Terrace House found within this established and popular residential area. The property is conveniently placed for local amenities and facilities found on Grimsby Road including local shops and convenient stores. Sidney Park is in close proximity together with William Barcroft Junior School and Havelock Academy.

The accommodation over two floors briefly comprises: Hallway, Sitting Room, Dining Room, Kitchen to the ground floor. To the first floor are Two Bedrooms and a Bathroom. The property requires a scheme of repair and renewal although does benefit from double glazed windows and a central heating system.

<b>Porch</b>	With part Upvc double glazed entrance door with top light and original tiled floor.
<b>Hallway</b>	With stairs leading to the first floor.
<b>Sitting Room</b>	3.44m x 3.04m. Having dado rail, coving to the ceiling and double glazed window to the front.
<b>Dining Room</b>	3.79m x 3.17m. With tiled fireplace and double glazed window to rear.
<b>Kitchen</b>	3.20m x 2.39m. Fitted with a range of wall cupboards and base units having contrasting worktops incorporating an inset stainless steel sink unit and mixer tap over. A double glazed window to side and a timber door leads out to the exterior.
<b>Landing</b>	With loft access.
<b>Bedroom 1</b>	4.05m x 3.45m. With a double glazed window to front.
<b>Bedroom 2</b>	3.78m x 2.44m. With a double glazed window to rear.
<b>Bathroom</b>	Fitted with a white panelled bath with mixer tap over, white pedestal wash hand basin and a separate low flush w.c. Part tiled walls with window to side and rear.
<b>Outside</b>	With forecourt and an enclosed rear garden with integral store and garden shed.
<b>Tenure</b>	We are verbally advised that the property is freehold and we are awaiting formal confirmation from the vendors solicitor.
<b>Council Tax Band:</b>	'A' NB: This can be reviewed by the Local Authority.
<b>EPC Rating:</b>	C

#### **FURTHER INFORMATION AND TO VIEW:**

Viewing by appointment only, contact James Chisholm james@canters.co.uk 01472 356143.

#### **Property Management and Lettings**

If you are a landlord looking to relieve yourself of the stress surrounding your tenanted properties or alternatively if you are seeking tenants, then Canters are more than happy to help. We offer outstanding property management services as well as a quick turnaround letting service. If you wish to discuss your management needs, then please do not hesitate to call us on 01472 356143 or email enquiries@canters.co.uk

#### **Free Valuation Service**

Are you thinking of selling? We offer fast and free marketing appraisals for all properties with a view to go to market. Our team are often able to complete the free valuation within the week and service a wide radius of areas including Grimsby / Cleethorpes and surrounding villages along with Tetney, Caistor, Louth and Immingham. If you are seeking a formal written valuation for mortgage or a variety of other purposes, please contact our sales team at our Grimsby Office.

Grimsby 12 Town Hall Street, DN31 1HN

Property Inspected: 26/09/2024

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**ADDITIONAL PHOTOS & PLANS**



Sitting Room



Dining Room



Kitchen



Bedroom 1



Bedroom 2



Bathroom

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