



St. Heliers Road, Cleethorpes, DN35 7LQ

FOR SALE - £97,500

CanTERS

Chartered Surveyors

A traditional Three Bedroom bay fronted Mid-Terraced House currently let on a periodic tenancy. The property is situated within this established and popular residential area found off Grimsby Road Cleethorpes being conveniently positioned for many amenities and facilities including local shops, hot food takeaways, Reynolds Academy, Sussex Recreation Ground and not far from the Railway Station, the Seafront with its many coastal attractions.

The accommodation which benefits from Upvc Double Glazed Windows and a Gas Central Heating System briefly comprises; Sitting Room, Dining Room, Kitchen and Bathroom to the ground floor with the first floor having Three Bedrooms.

Sitting Room	3.92m x 3.38m With walk in bay window to the front aspect and part double glazed Upvc entrance door.
Inner Lobby	With staircase to first floor accommodation.
Living Room	3.92m x 3.60m With window to the rear aspect and wood effect laminate flooring. Understairs cupboard and a door providing access to the kitchen.
Kitchen	3.76m x 2.34m Having a range of fitted wall cupboards and base units with contrasting worktops and incorporating a stainless-steel single drainer sink unit with mixer tap over. Built in oven and four ring stainless steel gas hob. Space for fridge/freezer, washing machine and dryer. Tiling to the floor and a window to the side aspect.
Bathroom	2.33m x 2.32m With suite comprising; panelled bath, pedestal wash hand basin and low flush WC. Splashback tiling and a window to the rear aspect.
Landing	With loft access.
Bedroom 1	3.96m x 3.39m With window to front aspect.
Bedroom 2	3.60m x 3.01m With window to rear aspect.
Bedroom 3	3.82m x 2.43m With window to rear aspect.
Outside	With walled forecourt and an enclosed fenced rear garden with paved pathway.
Tenancy Details	The tenancy commenced on 15 December 2020 and the current rent payable is £575 per calendar month.
Tenure	We are verbally advised that the property is of freehold tenure and we are awaiting formal confirmation from the vendors solicitor.
Council Tax Band:	'A' NB: This can be reviewed by the Local Authority.
EPC Rating:	'C'

FURTHER INFORMATION AND TO VIEW:

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

DISCLAIMER: This floor plan is for illustrative purposes only and not to scale; it should not be relied upon for accuracy. The image remains the intellectual property of Canters and should not be reproduced without consent.

ADDITIONAL PHOTOS & PLANS



Sitting Room



Living Room



Living Room



Kitchen



Bathroom



Bedroom 1

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Grimsby 12 Town Hall Street, DN31 1HN

Property Inspected: 21/02/2025

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ADDITIONAL PHOTOS & PLANS



Bedroom 2



Bedroom 3



Rear Garden

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.

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