



Bradford Avenue, Cleethorpes, DN35 0BG

FOR SALE - £365,000

CanTERS

Chartered Surveyors

An exceptional bay fronted Three/Four Bedroom Mid Terraced House with south facing rear garden found within this highly desirable and much sought after area of Cleethorpes. The property, which retains many original features, has been sympathetically enhanced and improved by the present vendor including the remodelling of the superb family bathroom, new sanitary ware to the ground floor cloakroom, replastering to the majority of rooms, decoration and carpets.

The well planned accommodation over three floors benefits from Gas Fired Central Heating, Double Glazed Windows and a security alarm briefly comprises; Entrance Hall, Living Room, Open Plan Living Kitchen and Cloakroom to the ground floor. To the first floor are Two Bedrooms, Family Bathroom and a Third Bedroom which is presently used as a Dressing Room. On the second floor is a Fourth Bedroom with En-Suite facilities.

The property is conveniently positioned for an abundance of amenities and facilities including Signhills Academy, Haverstoe Park, Cleethorpes Cricket Club and being not far from Sea View Street, St. Peters Avenue and a wide range of coastal attractions.

Porch	Having original tiling to the walls and floor. Hardwood leaded and stained entrance door with matching top light.
Hallway	Original tiling to the floor and cornice to the ceiling. Understairs cupboard and return staircase with spindled balustrade to the first floor.
Sitting Room	4.23m x 3.57m Found to the front of the property with walk in bay having a recently installed sash window with plantation shutters. Part panelled walls, cornice to the ceiling and fitted cupboards. Feature fireplace with freestanding cast iron wood burning stove.
Living Kitchen	9.17m x 3.13m This lovely room, found to the rear of the property, with bifolding doors which open out to the rear patio. Fitted with a comprehensive range of fitted cupboards and base units with matching island with contrasting silestone worktops. The island incorporates a breakfast bar and has an inset Belfast sink unit with mixer tap, integrated dishwasher and built in drawers with pendant lighting over. The fitted base units have space for both a washing machine and tumble dryer. Free standing five ring range with extractor over and space for an American style fridge freezer. Herringbone flooring, cornice and wall lights.
Cloakroom	Fitted with a combination vanity unit with cupboard, wash hand basin and concealed cistern WC. Part tiled walls and tiling to the floor. Window to rear aspect.
Landing	
Bedroom 1	4.96m x 3.23 With feature fireplace, coving to the ceiling and a window to the front aspect.
Bedroom 2	3.33m x 3.02m With fitted cupboard housing the central heating boiler and a window overlooking the rear garden.
Bedroom 3 / Dressing Room	3.67m x 2.25m Having a range of fitted cupboards and picture rail and a window to rear aspect. A door from this bedroom provides access to the staircase which leads to Bedroom Four.
Family Bathroom	4.30m x 2.30m This luxury bathroom having been installed by Richard Sutton in 2024 comprises a free standing bath with mixer tap over, a concealed cistern WC, vanity cupboard with counter top basin and mixer tap having mirror fronted cupboard over. Walk in shower with glass screen having both rainfall and hand held attachments. Downlights to the ceiling, tiling to the floor and walls with illuminated recesses and two wall mounted chrome heated towel rails.
Bedroom 4	4.20m max x 2.25m max With built in drawers and worktops. Downlights to the ceiling.
En-Suite	With suite comprising tiled shower with rainfall and hand held attachments, low flush WC and vanity style wash hand basin. Wall mounted heated towel rail, downlights and a Velux roof light.
Outside	Having walled forecourt with cast iron railings and a cast iron gate with original tiled pathway and a decorative slate bed. The enclosed south facing rear garden has a block paved patio and is partly laid to artificial grass with raised borders. Garden Shed with light and power.
Tenure	We are advised that the property is leasehold with a term commencing on 01 January 1910 for a term of 999 years. We are awaiting solicitors confirmation.

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Council Tax Band: 'B' NB: This can be reviewed by the Local Authority.

EPC Rating: 'D'

FURTHER INFORMATION AND TO VIEW:

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

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Property Inspected: 20/03/2025

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ADDITIONAL PHOTOS & PLANS



Hallway



Hallway



Living Kitchen



Living Kitchen



Living Kitchen



Living Kitchen leading to Rear

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ADDITIONAL PHOTOS & PLANS



Sitting Room



Cloakroom



Bedroom 1



Bedroom 2



Bedroom 3/Dressing Room



Family Bathroom

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ADDITIONAL PHOTOS & PLANS



Family Bathroom



Bedroom 4



En-Suite



Rear Elevation



Rear Garden



Front Garden

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