



48 Bradford Avenue Cleethorpes, North East Lincolnshire DN35 0BH

This is a fantastic opportunity to purchase one of these iconic period town houses which is situated in this very sought after location within walking distance of the seafront. The property has been sympathetically improved over the years but still has retained many of its original features. The fabulous accommodation includes: Impressive entrance hall, formal lounge, sitting room, dining room, kitchen/breakfast room, three spacious bedrooms and a fabulous shower room. Gas central heating system. Front and enclosed rear garden. Early viewing is highly recommended.

£315,000

- SOUGHT AFTER POSTION
- SUBSTANTIAL PERIOD END TERRACE HOUSE
- CLOSE TO SEA FRONT
- NUMEROUS ATTRACTIVE FEATURES
- THREE GOOD SIZED BEDROOMS
- SUPERB SHOWER ROOM
- THREE RECEPTION ROOMS
- STRIKING MODERN BREAKFAST KITCHEN



MEASUREMENTS

All measurements are approximate.

ACCOMMODATION

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GROUND FLOOR

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ENTRANCE PORCH

Approached via an open porch with ornate arch over, period tiling to dado height and original door bell leading to the impressive original timber door retaining the stunning stained and leaded glass inset.



HALLWAY

This fabulous hallway having original flooring. An impressive spelled staircase to the first floor. Panelling to dado height. Wall light points. Ornate period Carron Antionette vintage radiator. Inset into an arch having bespoke attractive double doors made to match the original lead into dining room.



HALLWAY

Additional photo



HALLWAY

Additional photo



LOUNGE

13'10" x 13'6" (4.23m x 4.13m)

The focal point of this room is the stunning ornate period fireplace having been sourced from another property on Bradford Avenue with provision for an open fire and attractive period tiling either side. Generous bay window with three sash windows to the front. Coving to the ceiling, picture rail. Carron cast iron radiator.



LOUNGE

Additional photo



SITTING ROOM

13'4" x 11'3" (4.08m x 3.43m)

Built in dresser style cupboard with leaded glazed doors and drawers to the alcove. Ornate period style fireplace. With generous window to the rear. Carron Victorian nine column cast iron radiator. Coving to the ceiling, picture rail. Double glazed window to the rear.



SITTING ROOM

Additional photo



DINING ROOM

14'8" x 9'11" (4.49m x 3.03m)

Esse Turnberry stove recessed into the chimney breast wall, striking tiled floor with under floor heating. Wall light points. Double glazed window to the side.



DINING ROOM

Additional photo



BREAKFAST KITCHEN

21'1" x 9'11" (6.44m x 3.04m)

A generous breakfast kitchen with double doors to the rear giving access to the rear garden making it ideal for entertaining. Fitted with a modern range of wall and base units in a fashionable navy finish with contrasting white work surface, ceramic Belfast style sink unit with mixer tap. Built in appliances include the electric oven and hob with extractor unit over, fridge, freezer, washing machine and dishwasher. Striking tiled flooring with under floor heating. Two double glazed windows to the side, French doors to the rear give access to the garden ideal for outside entertaining. Concealed within a cupboard is the gas central heating boiler.



BREAKFAST KITCHEN

Additional photo



FIRST FLOOR

LANDING

Spelled balustrade. Concealed original ladder to the loft space.



LANDING

Additional photo



LANDING

Additional photo



BEDROOM 1

17'3" into bay x 13'1" max (5.27m into bay x 4.00m max)

This spacious room with stunning fireplace having cast iron inset and period tiling to the either side. Generous bay window to the front with three sash windows. Period style radiator.



BEDROOM 1

Additional photo



BEDROOM 2

13'4" x 13'3" (4.08m x 4.06m)

Another spacious room with feature fireplace. Sash window to the rear. Period style radiator. Picture rail. Open wardrobe with hanging rails and shelving.



BEDROOM 2

Additional photo



BEDROOM 3

10'2" x 8'7" (3.10m x 2.64m)

Sash window to the front, period style radiator. Coving to the ceiling.



BEDROOM 3

Additional photo



SHOWER ROOM

9'8" x 7'6" (2.97m x 2.30m)

Featuring a superb Burlington high level w/c, fabulous ornate Burlington twin wash hand basins. If required one could be removed to install a bath. Enclosed fully tiled shower. Double glazed sash style window to the rear. Period style towel radiator.



SHOWER ROOM

Additional photo



OUTSIDE



GARDENS

The front garden has been blocked paved with walled boundaries and wrought iron gate. The rear has been graveled with stepping stone style slabs, a decked seating area, external power point. Well stocked planted border beds having numerous plants, shrubs and trees. Circular artificial grassed area. Boundaries are walled and fenced with gate to the side giving access to the shared passageway with wrought iron gate giving access to the front. Outside tap.



GARDENS

Additional photo



GARDENS

Additional photo



TENURE - FREEHOLD

We are informed by the seller that the tenure of this property is Freehold. Confirmation / verification has been requested. Please consult us for further details.

COUNCIL TAX BAND

Council Tax Band C

VIEWING ARRANGEMENTS

Please contact Joy Walker Estate Agents on 01472 200818 to arrange a viewing on this property.

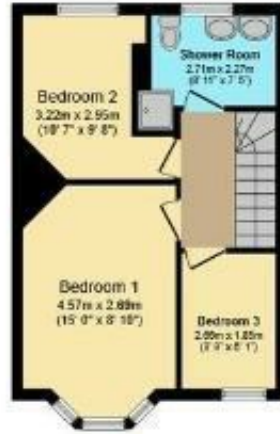
OPENING TIMES

Monday - Friday 9.00 am to 5.15 pm. Saturday 9.00 am to 1.00 pm



Ground Floor

Floor area 62.0 sq. m.
(667 sq. ft.) approx



First Floor

Floor area 37.0 sq. m.
(398 sq. ft.) approx



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
		74
	46	
England & Wales		
EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements and floor plans provided are approximate and for guidance purposes only. The particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the firm's employment Ltd has any authority to make or give any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property.