



# CROFTS ESTATE AGENTS

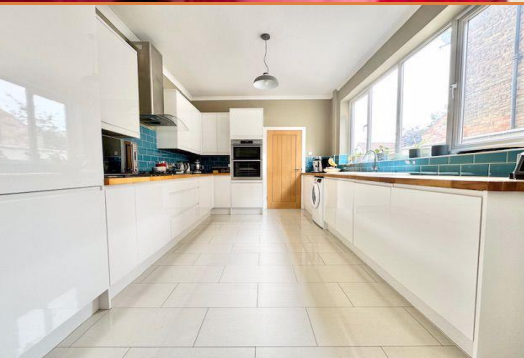
PASSIONATE ABOUT PROPERTY

CLEETHORPES  
01472 200666

IMMINGHAM  
01469 564294

LOUTH  
01507 601550

SALES LETTINGS NEW HOME SALES LAND PROPERTY MANAGEMENT AUCTIONS FINANCIAL ADVICE AND MORTGAGES ENERGY PERFORMANCE PROVIDER



55 Bradford Avenue  
Cleethorpes  
DN35 0BQ

Auction Guide Price  
£240,000

Coming to the market with NO FORWARD CHAIN is this very smartly presented and deceptively large FOUR BEDROOM mid terrace house. Situated in one of Cleethorpes prime postcodes, this property is a short stroll from Cleethorpes promenade and beach whilst also being within easy reach of Cleethorpes centre and amenities. The property also resides in the catchment of the town's most popular primary school at Signhills Academy. Still with many existing original features such as wood panelling, coving and Minton tiled floors, this period property, positioned in a conservation area briefly consists of entrance porch and hall, lounge and open plan sitting/dining room, large open plan kitchen dining room, utility room, cloakroom to the ground floor with four good sized bedrooms and modern bathroom to the first floor, three of the bedrooms being double rooms. Outside the gardens are low maintenance to the front and south facing rear which has raised decked patio area.

CLEETHORPES: 62 St Peters Avenue, Cleethorpes, DN35 8HP

IMMINGHAM: 21 Kennedy Way, Immingham, DN40 2AB

LOUTH: 3 Market Place, Louth, LN11 9NR

Email: Cleethorpes:

Email: Immingham:

Email: Louth:

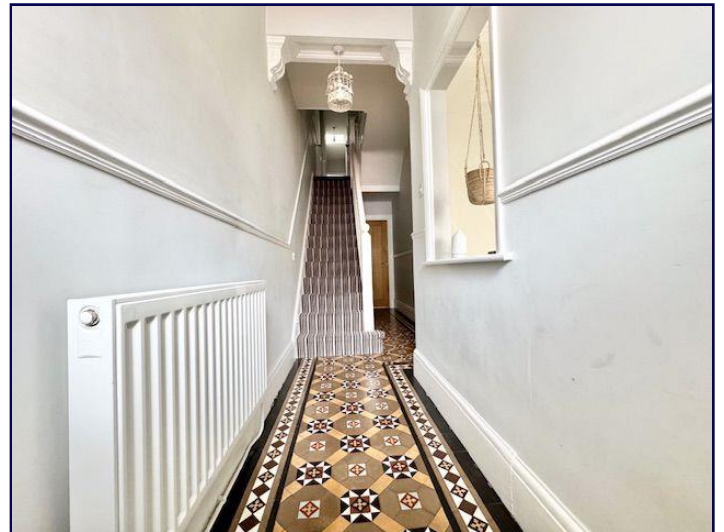
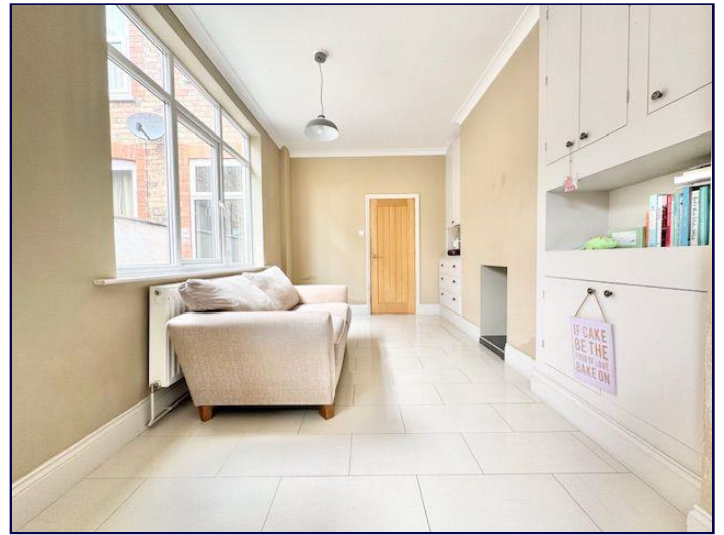
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#### Entrance hall and porch

A covered porch has original half tiled walls, Minton tiled floor, cream decor to original timber frosted front door with light panel over.

#### Lounge

12' 2" x 12' 0" (3.71m x 3.66m)

A stunning lounge has beautiful deep single glazed timber bay window with blinds to the front, solid wood pine floor, cream decor with feature wall to original coving. The room has ceiling rose with pendant light, radiator, window to hall way and feature wood fireplace with grey tiled hearth.

#### Dining/Sitting room

13' 7" x 10' 2" (4.14m x 3.10m)

Open plan to the lounge the dining/sitting room is clearly flexible in its use and has solid wood pine floors, cream decor and feature wall, radiator, ceiling rose and pendant with uPVC window to the rear.

#### Kitchen dining room

13' 5" x 9' 10" (4.09m x 3.00m)

Open plan to the kitchen the kitchen dining area could be used for seating as it is currently but could also be for table and chairs. The room has cream ceramic tiled floor, uPVC window, pendant light, radiator, neutral decor to coving and built in storage units.

#### Kitchen

13' 7" x 9' 11" (4.13m x 3.02m)

A stunning white high gloss kitchen has solid wood butchers block work tops and white ceramic sink drainer over. There is an integral gas hob with stainless steel and glass extractor over, oven grill, dish washer and space for washing machine. The room has cream tiled floor, uPVC window, blue metro tiled splash backs, radiator and pendant light.

#### Utility room

7' 4" x 9' 11" (2.23m x 3.02m)

An L shaped utility room has space for washing machine and dryer with uPVC window and uPVC wood frosted door. The room has pale brown tiled floor, ceiling light and neutral decor.

#### Cloakroom

3' 1" x 5' 2" (0.95m x 1.57m)

The ground floor cloakroom has uPVC frosted window to the rear, light brown tiled floor, neutral decor and ceiling light.

#### Stairs and landing

An original spindled stair case goes to the first floor to a split landing and has striped carpet, grey decor, two pendant lights, loft access and built in storage.

### Bedroom One

12' 2" x 16' 2" (3.70m x 4.93m)

The largest bedroom to the front of the property has wood single glazed window to the front, grey carpet, white decor to original coving, and picture rail, pendant light and radiator.

### Bedroom Two

13' 0" x 10' 2" (3.96m x 3.11m)

A second double bedroom has grey decor, carpet, pendant light, uPVC window to the rear and original cast iron fireplace.

### Bedroom Three

11' 5" x 9' 11" (3.49m x 3.03m)

The third bedroom is to the rear of the property and is another double room with uPVC window to the rear with blind, grey carpet, grey decor, cast iron original fireplace, radiator and pendant light.

### Bedroom Four

11' 1" x 6' 10" (3.37m x 2.09m)

A good sized single bedroom has uPVC window to the side, white decor, radiator and pendant light.

### Family bathroom

7' 1" x 6' 9" (2.15m x 2.05m)

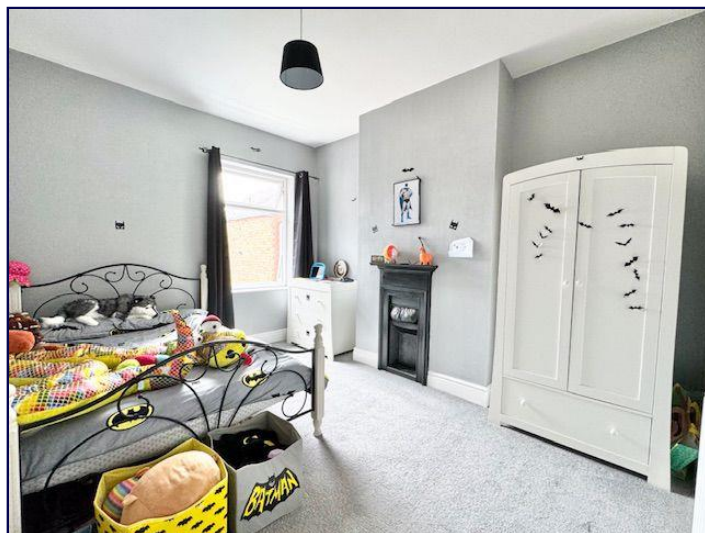
The family bathroom has three piece white suite with fully tiled grey walls and floor. There is a shower over bath with glass screen, uPVC frosted window to the side, ceiling light, built in storage and chrome towel radiator.

### Front garden

A low maintenance front garden is laid to block paving with raised soil beds being landscaped with planting. There is a low wall and iron gate to the boundaries.

### Rear garden

The south facing rear garden has crazy paved patio area with raised concrete plinth for seating to one side and raised decking in an L shape to the other. The garden has a rendered wall boundary with timber gate to the back passage.





**Tenure**

Believed to be Freehold, awaiting solicitors' formal confirmation.  
All interested parties are advised to make their own enquiries.

**Services**

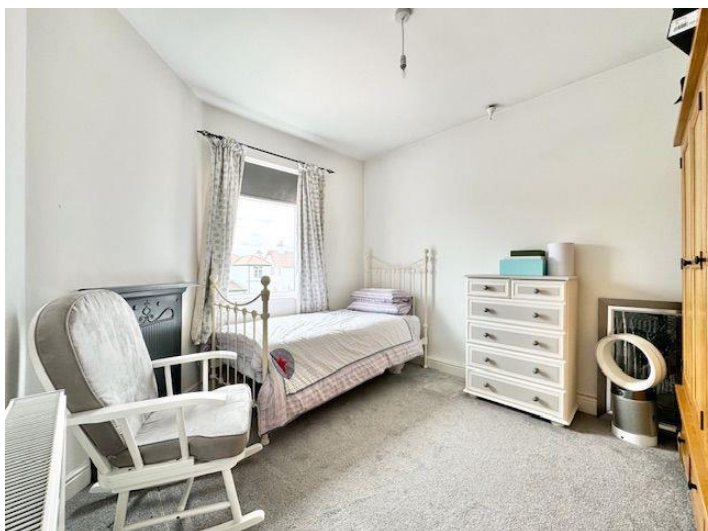
All mains services are understood to be connected, however  
Crofts have not inspected or tested any of the services or service  
installations & purchasers should rely on their own survey.

**Viewings**

Please contact the relevant marketing office and all viewings are  
strictly by appointment only please.

**Council Tax Information**

Band C: To confirm council tax banding for this property please  
view the website [www.voa.gov.uk/cti](http://www.voa.gov.uk/cti)

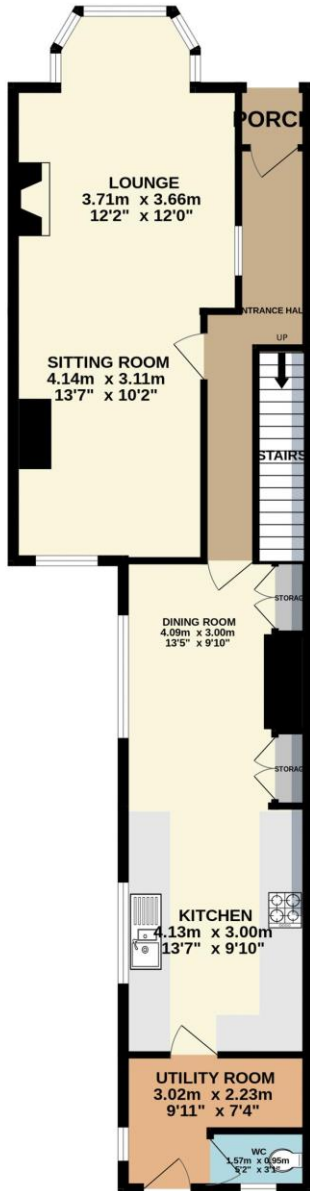




**OPEN 7 DAYS A WEEK**

Monday to Thursday 9am to 5.30pm (Tuesday opening 9.30am)  
Friday 9am to 6.00pm  
Saturday 9am to 3.00pm  
Sunday 11am to 2.00pm (Louth & Immingham closed)

GROUND FLOOR  
69.2 sq.m. (744 sq.ft.) approx.



1ST FLOOR  
64.2 sq.m. (691 sq.ft.) approx.



# CROFTS

## ESTATE AGENTS

CLEETHORPES: 01472 200666  
IMMINGHAM: 01469 564294  
LOUTH: 01507 601550

approx.

obtained here, measurements  
ability is taken for any error,  
ld be used as such by any  
een tested and no guarantee