



Cumberland Avenue, Grimsby, DN32 0BT
FOR SALE - £245,000

CanTERS

Chartered Surveyors

Situated within a highly regarded and sought-after residential area, conveniently positioned for the town centre, this traditional bay-fronted three-bedroom semi-detached home constructed in the 1920s and having a South Facing rear garden offers spacious accommodation and excellent potential for modernisation.

The property retains a number of attractive original features and briefly comprises: an entrance hall, sitting room, lounge, dining room, and kitchen to the ground floor. To the first floor are three well-proportioned bedrooms and a family bathroom.

Although requiring a scheme of updating and refurbishment, the property benefits from gas-fired central heating and part uPVC double glazing.

Cumberland Avenue is ideally located for a range of local amenities including People's Park, Grimsby Institute, Diana Princess of Wales Hospital, and Grimsby town centre together with schools nearby which include Oasis Academy Wintringham and Lisle Marsden Academy.

Hallway	Accessed via a timber part-glazed entrance door, featuring parquet flooring and a return spindle staircase with oak handrail leading to the first floor.
Living Room	3.96m x 3.59m Positioned to the front of the property with a walk-in bay window. Features an ornate wooden fireplace with tiled hearth and back, incorporating a freestanding gas fire. Picture rail and decorative cornicing.
Lounge	4.42m x 3.63m plus 3.46m x 1.46m A well-proportioned reception room overlooking the rear garden, featuring a Minster-style fireplace, wall lighting, and ceiling cornice. Patio doors provide direct access to the garden.
Dining Room	3.33m max x 3.02m max With dual aspect windows, picture rail, and useful understairs storage cupboard. Sliding door leading through to the kitchen.
Kitchen	4.13m max x 2.36m max Fitted with a range of wall and base units with contrasting work surfaces, incorporating a sink with mixer tap. Space for oven with extractor above and plumbing for a washing machine. Tiled flooring and splashbacks. Window overlooking the rear garden and side door providing access to the driveway.
Landing	With storage cupboard and airing cupboard housing the central heating boiler.
Bedroom One	5.00m x 3.35m max With front aspect window and built-in cupboard.
Bedroom Two	4.41m x 3.63m With window overlooking the rear garden.
Bedroom Three	3.35m x 2.78m With rear aspect window and built-in cupboard.
Family Bathroom	Comprising panelled bath, pedestal wash hand basin, and low flush WC. Part tiled walls and side aspect window.
Outside	The property is set back from the road behind a mature hedge, with a front garden laid partly to lawn. A driveway to the side leads through wrought iron gates to an enclosed south-facing rear garden, predominantly laid to lawn with well-established borders of plants, shrubs, and trees. A detached garage with up-and-over door includes two integral stores. There is also an external WC incorporated within the main building.
Tenure	We are verbally advised the property is Freehold, with formal confirmation awaited from the vendor's solicitor.
Council Tax Band:	'C' (Subject to confirmation by the Local Authority)
EPC Rating:	'D' (65)

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.

Grimsby 12 Town Hall Street, DN31 1HN

Property Inspected: 26/03/2026

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ADDITIONAL PHOTOS & PLANS



Hallway



Living Room



Lounge



Kitchen



Kitchen



Dining Room

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ADDITIONAL PHOTOS & PLANS



Bedroom 1



Bedroom 2



Bedroom 3



Family Bathroom



Rear Elevation



Rear Garden

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ADDITIONAL PHOTOS & PLANS



Rear Garden



Garage



Front Garden

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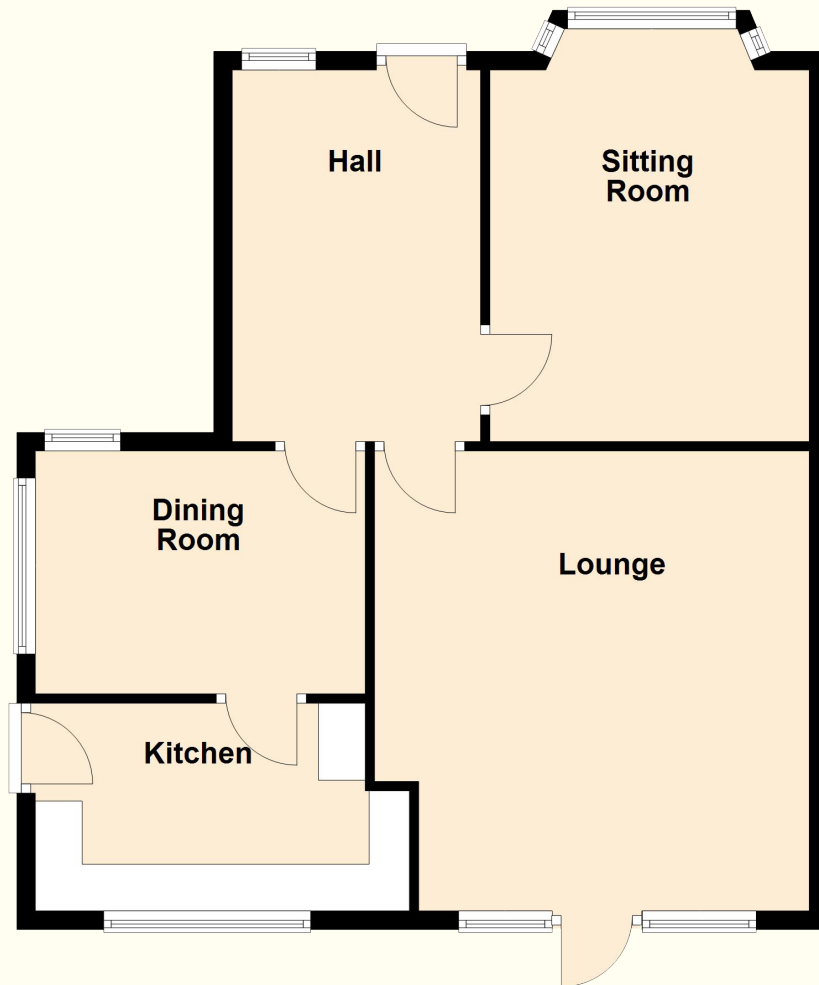
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ADDITIONAL PHOTOS & PLANS

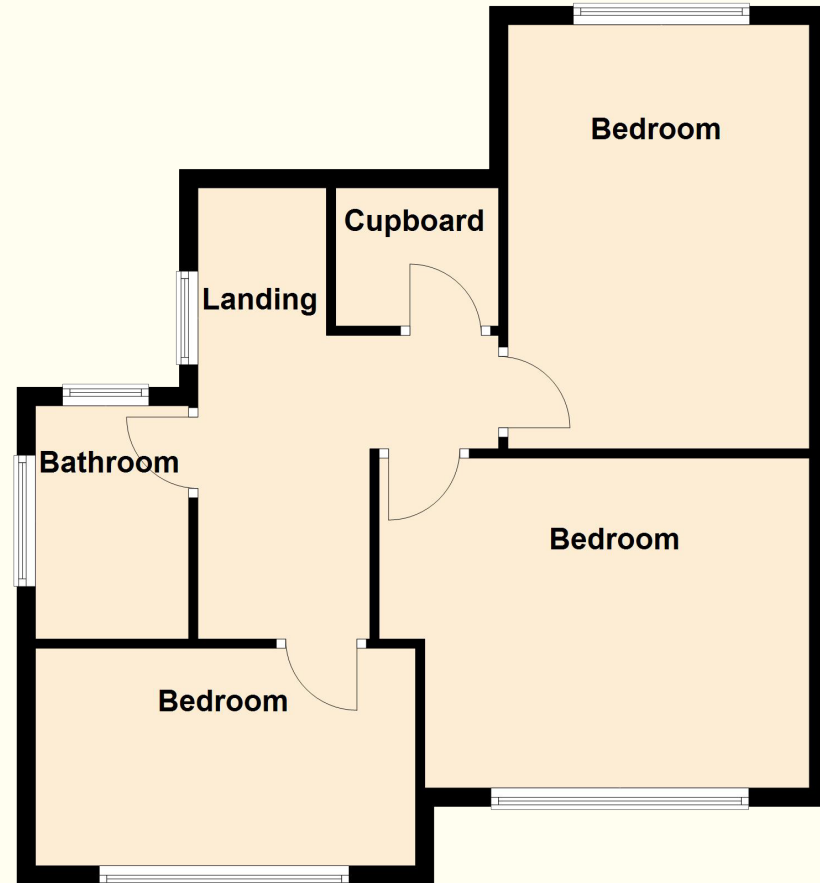
Ground Floor

Approx. 66.6 sq. metres (717.3 sq. feet)



First Floor

Approx. 58.0 sq. metres (623.9 sq. feet)



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