



69 Bradford Avenue Cleethorpes, North East Lincolnshire DN35 0BQ

We are delighted to offer for sale this Edwardian MID TERRACE FAMILY HOME located in a desirable and quiet position on Bradford Avenue within the sought-after Signhills Gold Triangle this is a rare opportunity to acquire a fully renovated home that beautifully retains its original character and period features. Just a short walk from the beach and promenade, the property offers exceptional family accommodation combining charm with modern living. The ground floor features an impressive open-plan living kitchen diner, separate utility room, cloakroom, and a formal lounge with an Edwardian fireplace. To the first floor are three generous double bedrooms, along with a stylish shower room and separate WC. Externally the home benefits from a south-facing private walled rear garden ideal for entertaining and family enjoyment. This is a truly stunning home in an outstanding coastal location. Viewing is highly recommended offered for sale with NO FORWARD CHAIN.

Chain Free £300,000

- RARE OPPORTUNITY
- EDWARDIAN MID TERRACE FAMILY HOME
- RECENTLY RENOVATED
- LIVING KITCHEN DINER
- UTILITY ROOM
- LOUNGE
- CLOAKROOM
- THREE BEDROOMS
- SHOWER ROOMS & SEPARATE TOILET
- SOUTH FACING REAR GARDEN



MEASUREMENTS

All measurements are approximate.

ACCOMMODATION

GROUND FLOOR

RENOVATION WORK

The property has been fully renovated to included a full re-wire and electrical update, solid floors to the ground floor, under floor heating to the living dining kitchen, cloakroom and lounge. New heating pipes and central heating system with Hive control, new ideal boiler, new flooring throughout, new kitchen with Bosh appliances, Samsung fridge freezer and full re decoration.

PORCH

The welcoming porch retains original tiling to the walls and floor.

ENTRANCE

Access to the property is via the original stained glass wooden door with feature side and top light panels which lead into the welcoming reception hallway.



RECEPTION HALLWAY

Setting the feel for the rest of the property with its high ceilings and skirting boards and original parquet flooring. Finished with coving, picture rail, radiator and carpeted stairs with open white wooden spindle balustrade and handy under stairs storage.



LIVING KITCHEN DINER

This fantastic family room provides ample space for a family seating area and dining area and allows the children to play while you are overseeing dinner. The kitchen area benefits from a large range of Porcelain coloured shaker style wall and base units with contrasting work surfaces and tiled splashbacks. The work surface creates a handy breakfast bar. Incorporating a composite sink and drainer, ceramic hob with electric fan assisted oven beneath and black glass extractor hood above, integrated dishwasher and fridge freezer. Finished with coving to the ceiling, Herringbone style wood effect vinyl flooring, radiator, to the seating and dining area there is a uPVC double glazed square bay window with ceiling light windows, open chimney breast with Oak beam and a further uPVC double glazed window to the kitchen area.



LIVING KITCHEN DINER



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UTILITY ROOM

11'11" x 7'11" (3.65 x 2.43)

Having matching units to the kitchen with contrasting work surface and integrated washing machine and a further space which could be used for storage or a small snug. Finished with matching flooring, dual aspect uPVC double glazed windows and a wooden stable door leading to the garden.



UTILITY ROOM



CLOAKROOM/WC

4'3" x 3'9" (1.30 x 1.15)

The cloakroom benefit from a white two piece suite comprising of; Low flush wc with hidden cistern, modern combination unit with wood effect wood surface, hand wash basin and ample storage cupboards. Finished modern tones to the walls, tiled splashbacks, Herringbone style wood effect vinyl flooring, original style storage cupboard which houses the wall mounted boiler and a uPVC double glazed window to the side aspect.



LOUNGE

18'11" x 11'9" (5.78 x 3.59)

The formal lounge has a walk in bay window with coving to the ceiling and picture rail, carpeted flooring and radiator. The main focal point is the stunning Edwardian wooden fire surround with oval mirror, inset cast iron grate and tiled hearth.



LOUNGE



LOUNGE



LOUNGE



FIRST FLOOR

FIRST FLOOR LANDING

The split level landing has continued carpeted flooring with white wooden spindle balustrade, high skirtings and original styled connecting doors. Loft access to the ceiling.



FIRST FLOOR LANDING



FIRST FLOOR LANDING

BEDROOM ONE

18'1" x 15'1" (5.53 x 4.62)

The master bedroom has two window to the front aspect open being a walk bay window, coving to the ceiling, picture rail, carpeted flooring, high skirting boards, radiator and feature white wooden fire surround with original style cast iron fire insert with tiled sides.



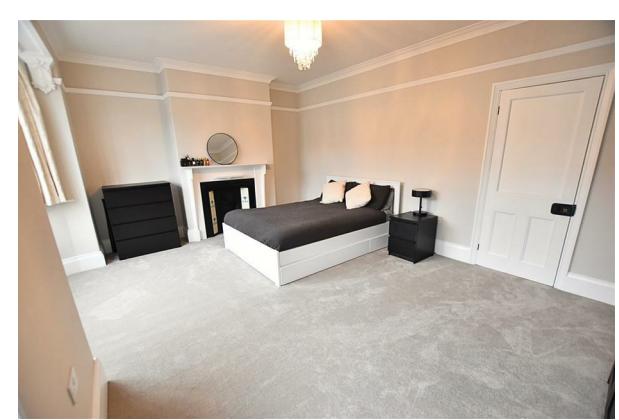
BEDROOM ONE



BEDROOM ONE



BEDROOM ONE



BEDROOM TWO

12'0" x 10'8" (3.68 x 3.27)

The second double bedroom is to the rear of the property with a uPVC double glazed window, picture rail, carpeted flooring and radiator.



BEDROOM THREE

11'8" x 8'11" (3.58 x 2.74)

The third double bedroom has a uPVC double glazed window to the rear aspect, picture rail, carpeted flooring and radiator.



SHOWER ROOM

8'5" x 6'0" (2.57 x 1.85)

The shower room benefits from a white two piece suite comprising of large walk in shower with glazed screen and vanity hand wash basin with handy storage. Having full tiling to the walls, vinyl flooring, heated towel rail, extractor fan and uPVC double glazed window to the side aspect.



SHOWER ROOM



TOILET

5'9" x 3'2" (1.77 x 0.97)

The separate toilet benefits from a white two piece suite comprising of; Low flush wc and vanity hand wash basin with handy storage, vinyl flooring and uPVC double glazed window to the side aspect.



OUTSIDE

THE GARDENS

The property sits within the highly regarded Bradford Avenue away from the road with a walled boundary with feature wrought iron fencing above and a wrought iron access gate. The front garden has mature planting to it and a paved pathway leading to the porch. The private rear garden has a mixture of walled and fenced boundaries with a wooden side access gate leading to the secure passage way. The garden is mainly paved with mature borders and planting area and a wooden pergola and is an ideal retreat for a morning coffee or evening drink.



THE GARDENS



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 & EPC RATING

Council Tax Band - C

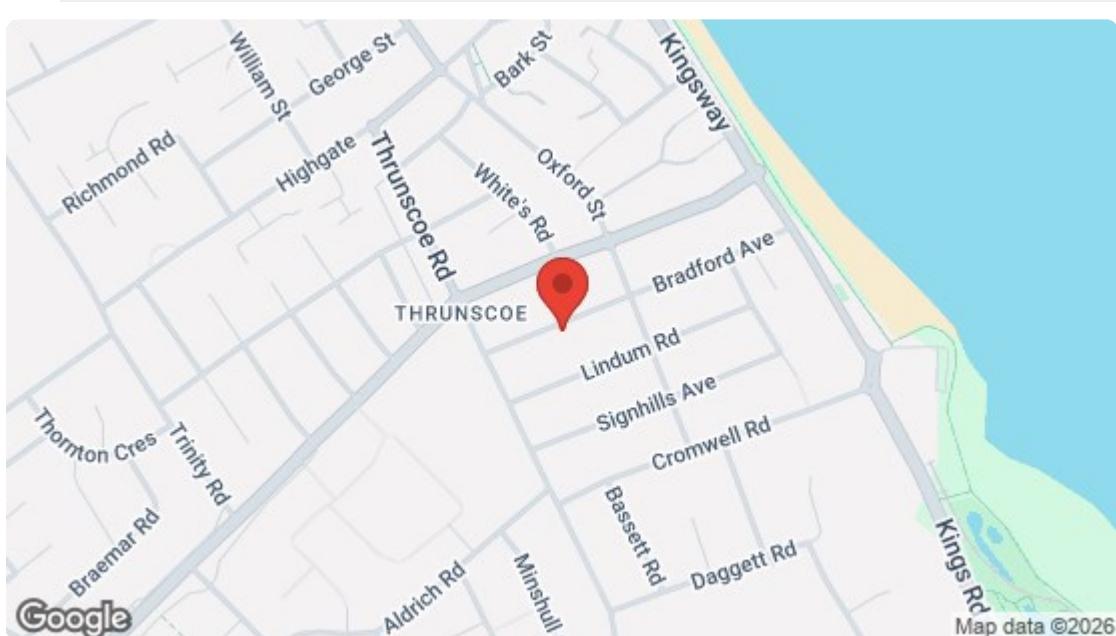
EPC - C

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



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			
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 firms 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.