



Barcroft Street, Cleethorpes, DN35 7BG

**FOR SALE - £75,000**

**CanTERS**

Chartered Surveyors

A traditional **THREE BEDROOM BAY FRONTED MID-TERRACED HOUSE** currently let on a periodic tenancy. The property is situated within this established and popular residential area found off Grimsby Road, Cleethorpes and being conveniently positioned for many amenities and facilities including local shops, hot food takeaways, schools and being approximately 1 mile from Cleethorpes town centre with its shopping facilities and coastal attractions.

The accommodation which benefits from the majority of Upvc Double Glazed Windows and a Gas Central Heating System briefly comprises; Porch, Hallway, Living Room, Sitting Room, Dining Room, Kitchen and Shower Room to the ground floor. The first floor having Three Bedrooms.

<b>Porch</b>	With Upvc part double glazed entrance door.
<b>Hallway</b>	With timber part glazed doorway and stairs to the first floor accommodation.
<b>Living Room</b>	3.42m x 3.21m With walk in bay window to front aspect.
<b>Sitting Room</b>	4.03m x 3.31m min With window to rear aspect.
<b>Dining Room</b>	3.62m x 2.33m Having timber sash bay window to side aspect.
<b>Kitchen</b>	2.98m x 2.28m Fitted with wall cabinets and base units with inset stainless steel sink unit. Oven space and splashback tiling. A door provides access to the wet room.
<b>Wet Room</b>	Having fitted shower attachment, bath and low flush WC. Part tiled walls and a window to the rear aspect.
<b>Landing</b>	Off which there are 3 bedrooms.
<b>Bedroom 1</b>	3.45m x 4.23m With window to front aspect.
<b>Bedroom 2</b>	4.02m x 2.55m With window to rear aspect.
<b>Bedroom 3</b>	3.65m x 2.34m With window to rear aspect.
<b>Outside</b>	Having forecourt brick front boundary wall and wrought iron gate. To the rear the garden has fenced and walled boundaries and is laid partly to lawn, with paved and concreted paths.

#### Tenancy Details

The tenancy commenced on 21 April 2012 and the current rent payable is £135 per week.

#### Tenure

We are verbally advised that the property is of freehold tenure and we are awaiting formal confirmation from the vendors solicitor.

**Council Tax Band:** 'A'

**NB: This can be reviewed by the Local Authority.**

**EPC Rating:** 'E' EXPIRED – To be confirmed

#### FURTHER INFORMATION AND TO VIEW

Viewing by appointment only, contact James Chisholm [james@canters.co.uk](mailto:james@canters.co.uk) 01472 356143

**Canters**  
www.canters.co.uk

01472 356143

Grimsby 12 Town Hall Street, DN31 1HN

Property Inspected: 10/06/2025

Disclaimer: Canters, a trading name of Scotts Property LLP, gives notice that: i) these particulars are a general outline only, for the guidance of prospective purchasers/occupiers and do not constitute the whole or any part of an offer or contract; ii) all descriptions, dimensions, references to condition and necessary permissions for use or occupation and other details contained herein are given in good faith and interested parties should not rely on them as representations or statements of fact and must satisfy themselves as to their accuracy; iii) they will not be liable in negligence or otherwise for any loss arising from the use of these particulars; iv) no representative of Canters has any authority to make or give any representation of warranty or enter into any contract whatsoever in relation to the property; v) all prices and rentals quoted are exclusive of VAT.

**ADDITIONAL PHOTOS & PLANS**



Hallway



Living Room



Sitting Room



Dining Room



Kitchen



Wet Room

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**ADDITIONAL PHOTOS & PLANS**



Bedroom 1



Bedroom 2



Rear Garden



Rear Garden

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