



**115 Queen Mary Avenue, Cleethorpes, North East Lincolnshire, DN35 7TD**  
**£150,000**



## Key Features:

- Traditional Semi Detached Property
- Three Bedrooms
- Two Reception Rooms
- Attractive Gardens
- Driveway Parking
- Detached Garage
- Scope For Modernisation

A traditional bay fronted semi detached home located on this popular residential road, close to local amenities, and easy access to the town centre and seafront. Offering well maintained accommodation, complemented by attractive gardens, with driveway and detached garage. Retaining its original internal layout, the property comprises; a front entrance hall, lounge, dining room, galley style kitchen, three first floor bedrooms and a shower room.





### ENTRANCE HALLWAY

Front entrance to the property with useful understairs storage cupboard (housing the gas central heating boiler).

### LOUNGE

14'3" x 11'3" (4.36 x 3.43)

A bay fronted lounge with traditional gas fireplace.

### DINING ROOM

13'7" x 10'3" (4.16 x 3.14)

A rear aspect sitting/dining room, with traditional gas fireplace

### KITCHEN

14'3" x 6'2" (4.35 x 1.88)

Fitted kitchen comprising of cream fronted units, work surfaces incorporating a resin sink, built-in oven, gas hob with extractor over, plumbing for a washing machine, and integrated fridge/freezer. Rear aspect window, and access to the side of the property.

### FIRST FLOOR LANDING

With a side aspect window and access to the loft space.

### BEDROOM 1

14'3" x 11'2" (4.36 x 3.42)

Master bedroom with a bay window to front aspect.

### BEDROOM 2

13'10" x 9'3" (4.24 x 2.82)

A second double bedroom, to rear aspect, with a built-in storage cupboard.

### BEDROOM 3

8'8" x 7'6" (2.65 x 2.30)

A single bedroom to rear aspect.

### SHOWER ROOM

7'4" x 5'3" (2.25 x 1.61)

Fitted with a corner shower enclosure, pedestal basin and wc. Obscure glazed window.

### OUTSIDE

The property stands in well maintained gardens, with driveway leading through double gates to the detached garage. Backing onto Sidney Park, the rear garden benefits from not being directly overlooked, featuring private paved patio areas, established flower beds and borders.

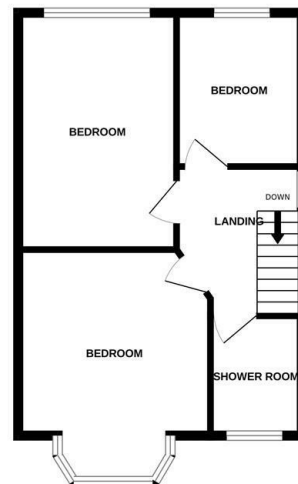
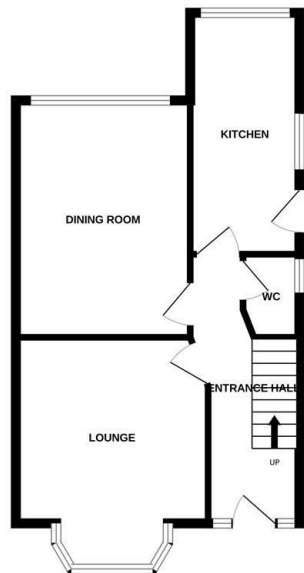
### COUNCIL TAX BAND

B

### TENURE

Freehold





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			85
(69-80) C			
(55-68) D		58	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

## Viewing

By appointment only.

## Tenure

We are advised by the vendor that the property is: As Above However, prospective purchasers should have the tenure of this property confirmed by a solicitor.

Additional Information Local Authority: North East Lincolnshire Council Telephone 01472 313 131

Services: All mains services are available or connected subject to the statutory regulations. we have not tested any heating systems, fixtures, appliances or services.

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