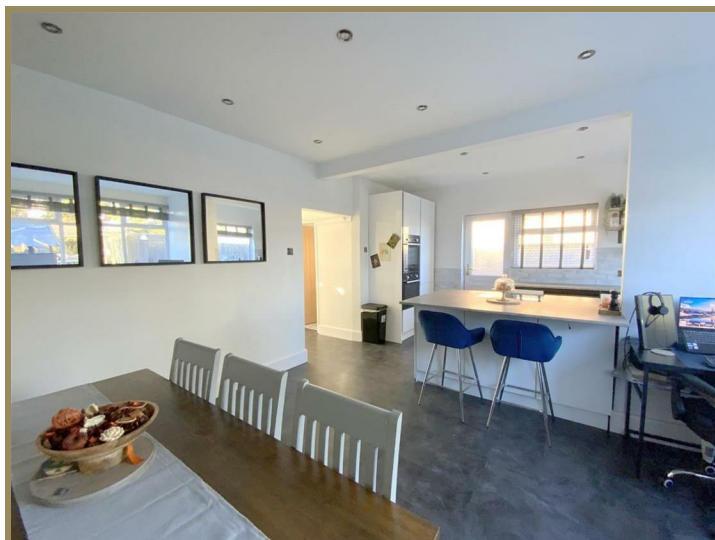




137 Queen Mary Avenue, Cleethorpes, North East Lincolnshire, DN35 7TD
£190,000

Key Features:

- Traditional Bay Fronted Semi Detached
- Well Presented Family Accommodation
- Modern Open Plan Kitchen Diner
- Separate Lounge
- Downstairs Cloakroom/WC
- Three Good Sized Bedrooms & Family Bathroom
- Driveway Parking
- Rear Garden With Detached Garage

This traditional bay fronted semi-detached home offers three good sized bedrooms, and bright welcoming living spaces. The modern open plan kitchen diner is ideal for everyday family living, while the separate front lounge provides a cosy room to relax. There's a stylish downstairs cloakroom/WC, a family bathroom to the first floor along with three bedrooms.

Outside, the property is approached by a driveway providing off road parking and an EV charger, while the rear garden is a great size and includes a detached garage.

Located in this popular area of Cleethorpes, the property is positioned close to local amenities and schools, and within easy access of the town centre and seafront.



ENTRANCE HALL

Accessed via a front entrance porch with traditional internal door. Fitted with tile effect LVT flooring, and staircase with understairs cupboard.

CLOAKROOM

4'11" x 4'9" (1.52 x 1.47)

Tastefully refurbished to include fitted storage, a countertop basin and WC with concealed cistern.

LOUNGE

15'11" x 10'5" (4.86 x 3.18)

A bay fronted lounge, with feature media wall including alcove storage, and laminate flooring.

KITCHEN DINER

A modern open plan kitchen and dining room, featuring a range of white gloss units, and contrasting worktops incorporating a breakfast bar. Built-in double oven, induction hob, integrated fridge/freezer, and plumbing for a washing machine. Unit housing the gas central heating boiler ('Ideal' Combi boiler newly installed in 2024). Continued LVT flooring. Rear aspect windows, and side entrance door.

FIRST FLOOR LANDING

With front and side aspect windows.

BEDROOM 1

With a bay window to front aspect.

BEDROOM 2

To rear aspect, with a built-in storage cupboard.

BEDROOM 3

With a side aspect window.

BATHROOM

Fitted with a traditional style suite comprising a bath with claw feet and overhead shower. Pedestal basin, WC, and towel radiator. Loft access.

COUNCIL TAX BAND

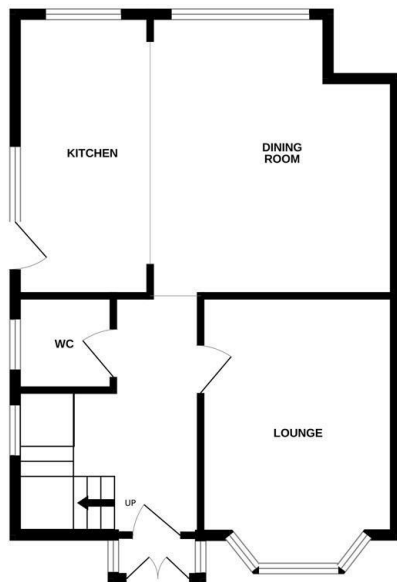
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TENURE

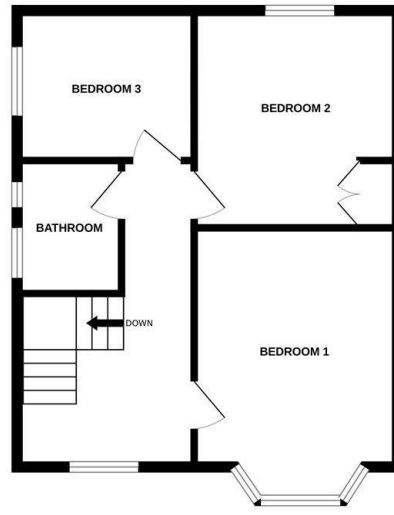
Freehold



GROUND FLOOR
555 sq.ft. (51.6 sq.m.) approx.

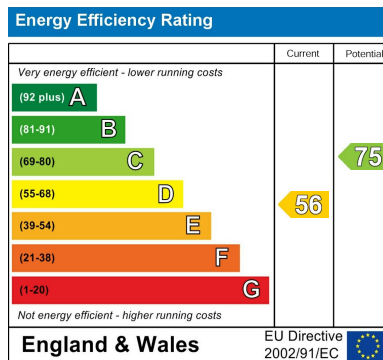


1ST FLOOR
489 sq.ft. (45.4 sq.m.) approx.



TOTAL FLOOR AREA : 1043 sq.ft. (96.9 sq.m.) approx.

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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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.

DISCLAIMER - IMPORTANT NOTICE REGARDING SALES PARTICULARS

Although we have taken great care to ensure the accuracy of the information contained in these particulars, we specifically deny liability for any mistakes, omissions or errors and strongly advise that all proposed purchasers should satisfy themselves by inspection or otherwise, as to their correctness, prior to entering into any commitment to purchase. Any references to the condition, use or appearance of the property or appliances therein, are made for guidance only, and no warranties are given or implied by this information. It is not the Agents policy to check the position with regards to any planning permission or building regulation matters and as such all interested parties are advised to make their own enquiries., in order to ensure that any necessary consents have been obtained. Measurements are taken from wall to wall unless otherwise stated, with the metric conversion shown in brackets. Any plans or maps contained are for identification purposes only and are not for any other use but guidance and illustration. The Agents have not tested any apparatus, equipment, fixtures, fittings or services including central heating systems and cannot therefore