



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

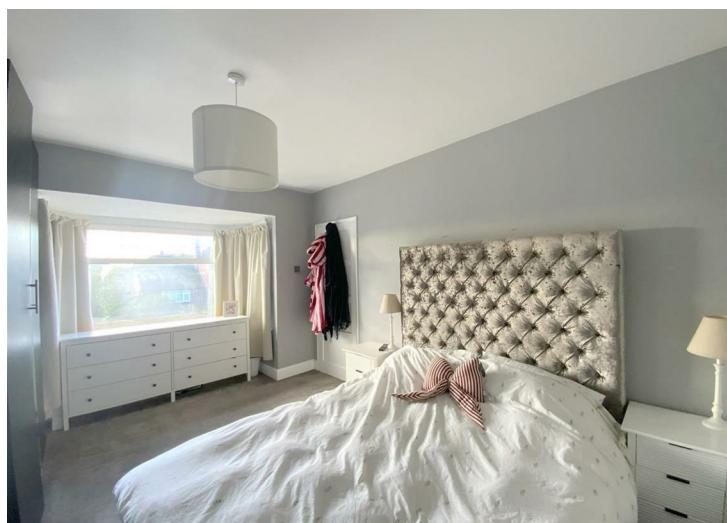
## Key Features:

- 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

19'9" x 15'3" (6.02 x 4.66)

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

16'0" x 10'5" (4.88 x 3.18)

With a bay window to front aspect.



## BEDROOM 2

11'5" x 10'5" (3.48 x 3.20)

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

## BEDROOM 3

8'10" x 7'9" (2.71 x 2.38)

With a side aspect window.



## BATHROOM

8'5" x 5'5" (2.58 x 1.66)

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

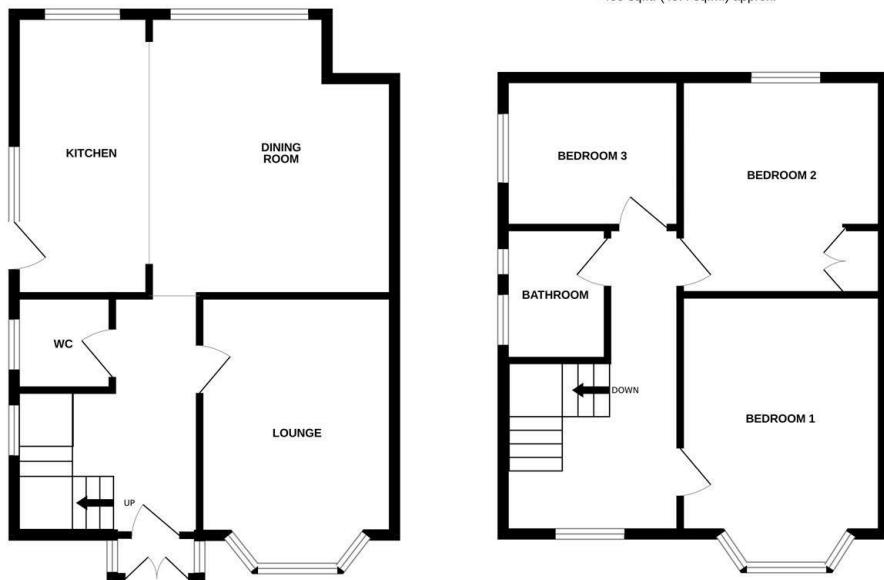
## COUNCIL TAX BAND

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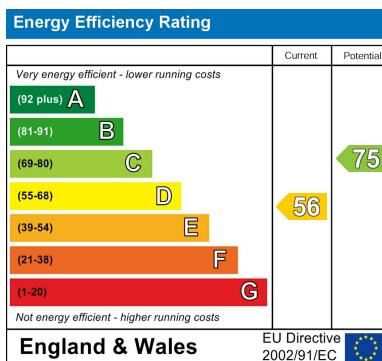
## TENURE

Freehold





TOTAL FLOOR AREA: 1043 sq.ft. (96.9 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplans 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 fixtures and fittings 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

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