



## 96 Queen Mary Avenue Cleethorpes, North East Lincolnshire DN35 7SZ

Located in this very popular residential location in Cleethorpes having excellent facilities including schooling, regular bus services etc. The spacious family accommodation includes: Entrance hall, cloaks/wc, separate lounge, sitting room/modern fitted kitchen plus a good sized conservatory used by the current owner as a dining room. To the first floor there are three bedrooms and a bathroom/wc. Gas central heating system. Double glazing. Substantial detached brick garage. Front garden with off road parking plus a south facing enclosed rear garden.

**£194,950**

- SPACIOUS SEMI DETACHED HOUSE
- LOUNGE
- DINING/KITCHEN
- CONSERVATORY
- CLOAKS/WC
- THREE BEDROOMS
- BATHROOM/WC
- DETACHED BRICK GARAGE
- GAS CENTRAL HEATING SYSTEM
- DOUBLE GLAZING



## DRAFT DETAILS

PLEASE NOTE THESE ARE DRAFT PARTICULARS AWAITING FINAL APPROVAL FROM THE VENDOR, THEREFORE THE CONTENTS HEREIN MAY BE SUBJECT TO CHANGE AND MUST NOT BE RELIED UPON AS AN ENTIRELY ACCURATE DESCRIPTION OF THE PROPERTY.

## ACCOMMODATION

.

## MEASUREMENTS

All measurements are approximate.

## GROUND FLOOR

.

### ENTRANCE HALL

Approached via a double glazed entrance hall, this lovely hall has a white spelled staircase leading up to the first floor, radiator and fitted dado rail. Alarm pad. Double glazed window to the side elevation.



### ENTRANCE HALL



### CLOAKS/WC

Fitted with a suite in white comprising a low flush wc and has a double glazed window.





## LOUNGE (FRONT)

15'8" max x 10'11" (4.78 max x 3.33)

An excellent sized formal lounge having a double glazed bay window to the front elevation, radiator and coving to ceiling.



## DINING KITCHEN

19'10" x 11'6" (6.05 x 3.53)

Formerly two rooms this fabulous dining kitchen has a laminate floor throughout, coving to ceiling and a modern Victorian style radiator. Double glazed patio doors leading into the conservatory plus a double glazed window to the kitchen area. The dining/sitting area has a wall mounted modern fire fitted to the chimney breast.

The kitchen is fitted with a contemporary styled dark grey base and wall cupboards incorporating an electric oven, induction hob with an extractor fan above, also included in the sale is the integrated dishwasher together with a housing for an American fridge/freezer (which is included in the sale). The contrasting work surfaces extends to form a useful breakfast bar area and are inset with twin stainless steel bowls. Complementary tiled work surfaces. A double glazed door to the side leads out onto the driveway.



## DINING KITCHEN



## KITCHEN AREA PHOTO



### CONSERVATORY

10'0" x 8'5" (3.07 x 2.59)

This lovely addition is being used by the current owner as a dining room which has double glazed wooden windows and doors and laminate flooring



### FIRST FLOOR

#### LANDING

Double glazed window.



#### BEDROOM 1

12'7" x 10'11" (3.84 x 3.35)

Double glazed window, radiator and coving to ceiling.



#### BEDROOM 2

11'8" x 10'11" (3.56 x 3.35)

Double glazed window to the rear elevation, radiator and coving to ceiling. Fitted double wardrobe and cupboards either side of the chimney breast.



### BEDROOM 3

8'5" x 7'10" (2.59m x 2.41)

Double glazed window. Radiator.



### BATHROOM/WC

8'3" x 5'1" (2.54 x 1.57)

Fitted with a suite in white comprising a panelled bath with shower above, a corner vanity unit and a low flush wc. The walls are also tiled in white having a black tiled dado rail. Vinyl flooring. Double glazed window.



### BATHROOM/WC



### OUTSIDE





### **BRICK GARAGE**

18'9" x 10'9" (5.72 x 3.3)

Up and over door to the front. Light and power.



### **THE GARDENS**

The property stands in both front and rear gardens, the front garden is concreted for ease of maintenance which also provides additional off road parking. The SOUTH FACING rear garden is approached via double wooden gates and is mainly lawned inset with a young ornamental tree.



### **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.

### **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

Listing details



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>81</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>63</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> 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.