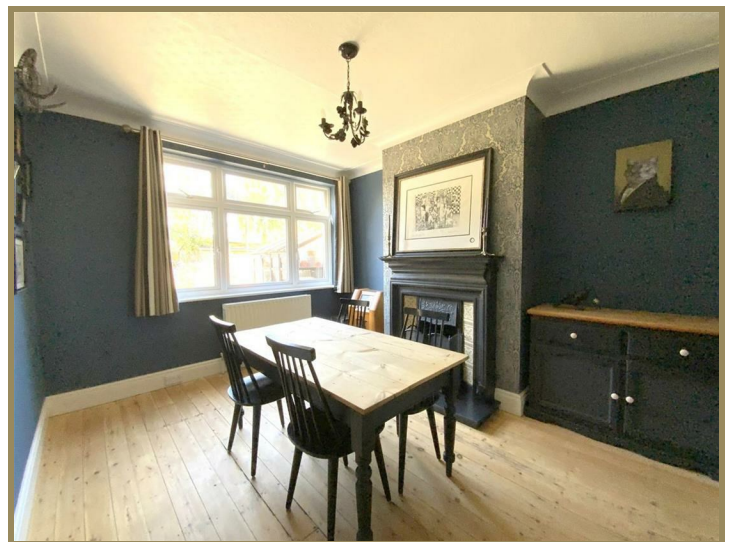




58 Queen Mary Avenue, Cleethorpes, North East Lincolnshire, DN35 7SX
£185,000

Key Features:

- Three Bedroom Semi Detached Home
- Popular Cleethorpes Location
- Two Reception Rooms
- Ground Floor Cloakroom/WC
- Modern Family Bathroom
- Driveway Parking & Detached Garage

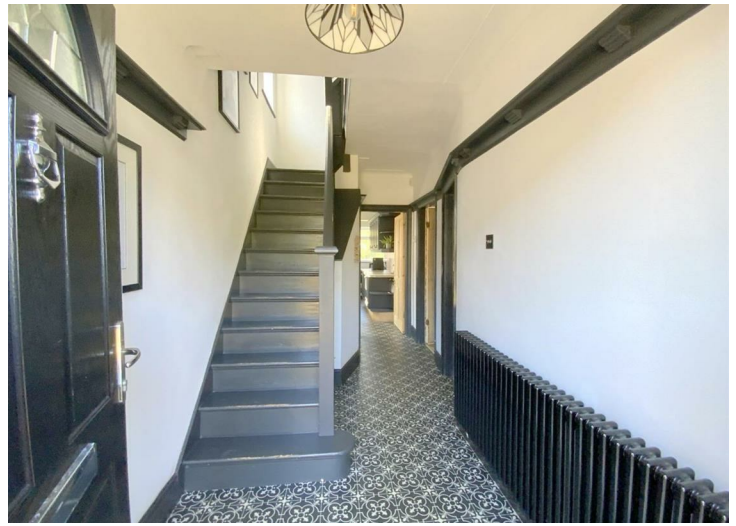
This bay fronted semi-detached home offers well presented accommodation, combining period character with modern presentation throughout.

The traditional layout comprises two separate reception rooms, a kitchen and a ground floor cloakroom/WC. The lounge and dining room both feature attractive fireplaces, while hard flooring throughout provides a practical finish.

To the first floor are two double bedrooms, each with fitted wardrobes, along with a good sized third bedroom. The bathroom is modern in style and includes a vanity unit and shower over the bath.

Externally, the property benefits from a driveway providing off-road parking and access to a detached garage. The gardens include areas of lawn and patio, providing a pleasant outdoor space.

Situated in a well-established residential area of Cleethorpes, the property is conveniently placed for local amenities, schools, and transport links, with the seafront and Grimsby town centre both within easy reach.



LOUNGE
15'5" x 11'6" (4.71 x 3.53)

DINING ROOM
12'11" x 10'8" (3.95 x 3.27)

KITCHEN
13'10" x 6'10" (4.22 x 2.09)

CLOAKROOM/WC
4'10" x 3'3" (1.49 x 1.00)

FIRST FLOOR

BEDROOM 1
15'11" x 11'6" (4.86 x 3.53)

BEDROOM 2
12'10" x 10'1" (3.93 x 3.09)

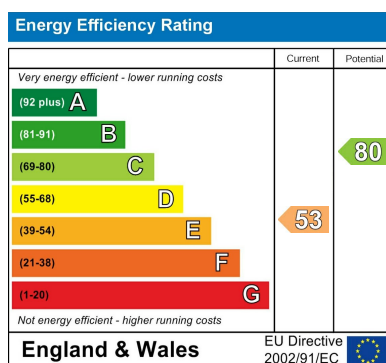
BEDROOM 3
8'3" x 7'5" (2.54 x 2.28)

BATHROOM
8'0" x 5'9" (2.46 x 1.76)

TENURE
FREEHOLD

COUNCIL TAX
B





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