

ARGYLE

ESTATE AGENTS



97 Queen Mary Avenue, Cleethorpes DN35 7TD
£152,950

Key Features:

- Bay Fronted Semi Detached Property
- Overlooking Sidney Park At The Rear
- Well Presented Family Living Accommodation
- Two Reception Rooms, Kitchen, Conservatory
- Three Bedrooms, Bathroom
- Gas Central Heating, uPVC Double Glazing
- Block Paved Driveway, Lawned Gardens

Located in this ever popular and convenient area of Cleethorpes, and with easy access to Grimsby town centre, a three bedroom semi detached property offering well presented family living accommodation. Comprising entrance hall, bay fronted lounge, kitchen, and dining room leading to the conservatory at the rear. To the first floor, a bay fronted master bedroom, bathroom, and two further bedrooms at the rear affording superb views over Sidney Park. Pleasant garden at the rear, and front with block paved driveway providing off road parking. Viewing Highly Recommended.

ENTRANCE HALL

Access via uPVC entrance door into the hall, with wood effect laminate flooring, central heating radiator with cover, and carpeted staircase rising to the first floor. Large storage cupboard/pantry with window to the side elevation.

LOUNGE

3.38 X 4.48 (11'1" X 14'8")

Bay fronted lounge featuring a decorative fire surround with marble back and hearth incorporating an electric fire. Central heating radiator, and carpeted floor.

DINING ROOM

3.06 X 4.40 (10'0" X 14'5")

With wood effect laminate flooring, central heating radiator with cover, and uPVC french doors leading into the conservatory.

KITCHEN

1.73 X 4.56 (5'8" X 15'0")

Fitted with a good range of base and wall mounted units, and contrasting work surfaces incorporating a stainless steel sink/drainage and chrome mixer tap. Integrated fridge, built-in electric oven and gas hob with extractor over. Fully tiled walls and floor. Central heating radiator. UPVC window to the side elevation, and uPVC door to the rear garden.

CONSERVATORY

2.66 X 3.78 (8'9" X 12'5")

A uPVC conservatory with continued laminate flooring, and french doors to the rear garden.

BEDROOM ONE

3.36 X 4.25 (11'0" X 13'11")

Bay fronted master bedroom with central heating radiator, and carpeted floor.

BEDROOM TWO

4.45 X 2.84 (14'7" X 9'4")

A second double bedroom with a uPVC window to the rear elevation, central heating radiator, and carpeted floor.

BEDROOM THREE

2.29 X 2.78 (7'6" X 9'1")

With a uPVC window to the rear elevation, central heating radiator, and carpeted floor.

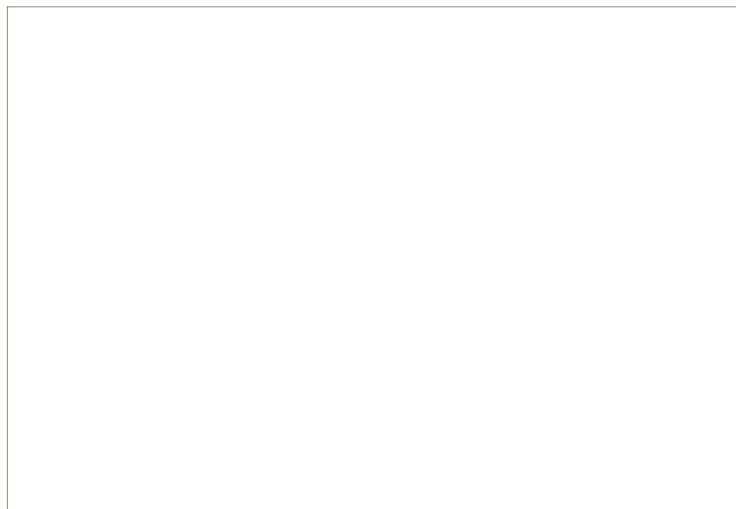
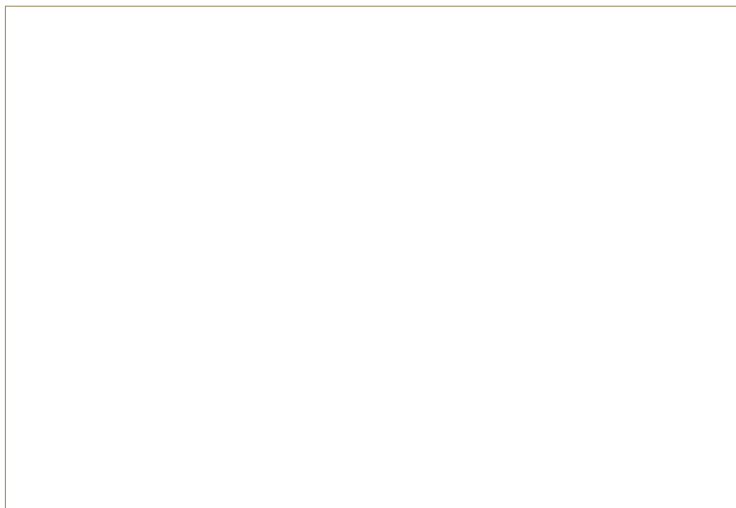
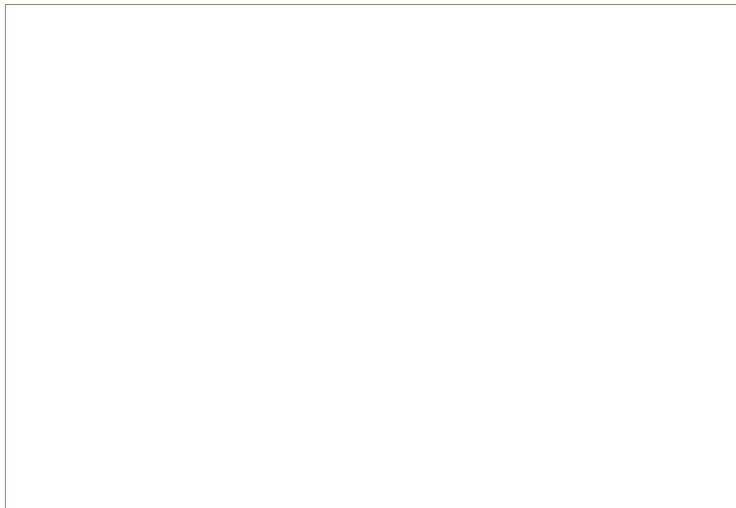
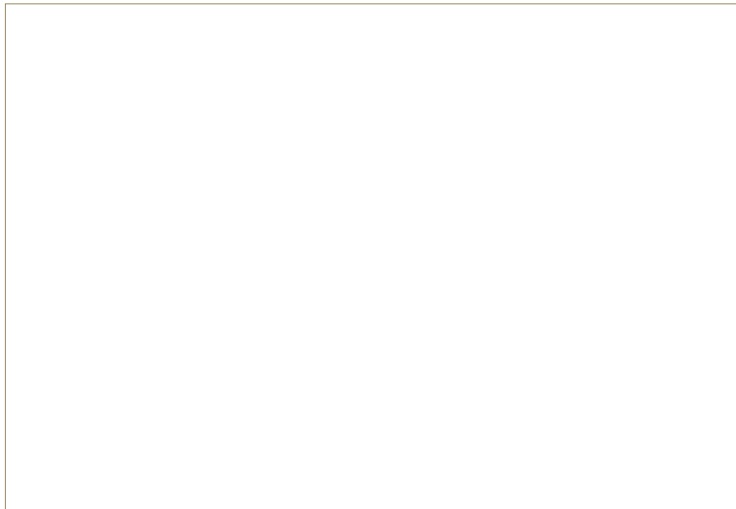
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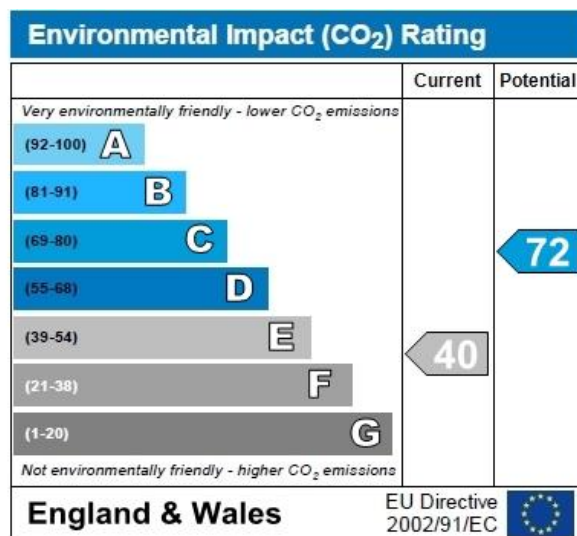
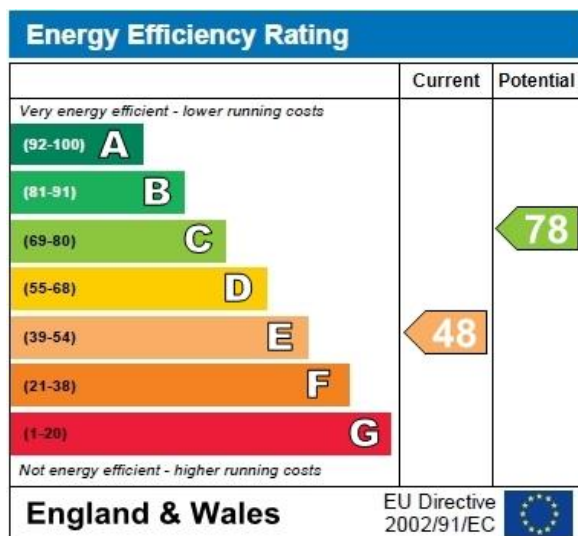
2.12 X 1.75 (6'11" X 5'9")

Fitted with a white suite comprising a panelled bath with electric shower over, pedestal wash basin and a low flush WC. Fully tiled walls, vinyl flooring, and central heating radiator. UPVC obscure glazed window to the front elevation.

OUTSIDE

Lawned garden to the front and block paved driveway providing off road parking. Side gated access to the pleasant rear garden with lawn and patio area. Timber shed.





VIEWINGS

By Appointment Only

TENURE

We are advised by the vendor that the property is: Freehold 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 verify that they are in working order, or fit for their intended purpose. The details do not form any part of a contract and unless specifically stated otherwise, furnishings and contents are not included within this sale.

