

# BETTLES, MILES & HOLLAND

## Estate Agents - Valuers

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### PROPERTY FOR SALE

### 72 QUEEN MARY AVENUE, CLEETHORPES

**PURCHASE PRICE £184,950 FREEHOLD**



#### VIEWING

By appointment with this office

#### COUNCIL TAX BAND

B

#### PURCHASE PRICE

£184,950

#### TENURE

We understand the property to be Freehold and this is to be confirmed by the solicitors



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## 72 QUEEN MARY AVENUE, CLEETHORPES

Nestled on the charming Queen Mary Avenue in Cleethorpes, this beautifully presented semi-detached house offers a delightful blend of comfort and convenience. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The entrance hall welcomes you into a light and airy lounge/diner, perfect for both relaxation and entertaining. The kitchen/breakfast room is thoughtfully designed, providing a warm and inviting space for culinary creations.

On the first floor, you will find two generous double bedrooms alongside a single bedroom, ensuring ample accommodation for all. The modern shower room is tastefully appointed, adding a touch of contemporary elegance to the home.

Outside, the property boasts well-maintained gardens that provide a serene outdoor retreat, along with a detached garage and off-road parking. The benefits of u.PVC double glazing and gas central heating ensure a warm and energy-efficient environment throughout the year.

Situated close to local amenities and schools, this home is perfectly positioned for easy access to everything you need. Whether you are looking to settle down in a friendly community or seeking a sound investment, this semi-detached house on Queen Mary Avenue is a wonderful opportunity not to be missed.

### **ENTRANCE HALL**

Through a u.PVC double glazed centralised door into the hall with stairs to the first floor accommodation, a central heating radiator, an under stairs cupboard, vinyl to the floor, a light and ceiling rose to the ceiling.

There is a walk-in cupboard with a u.PVC double glazed window, a wall mounted central heating boiler, vinyl to the floor and a light to the ceiling.



## 72 QUEEN MARY AVENUE, CLEETHORPES

### LOUNGE/DINER

29'0 x 11'8 decreasing to 10'9 (8.84m x 3.56m decreasing to 3.28m)

The lounge/diner with a u.PVC double glazed walk-in bay window to the front, a york stone fire place with a coal effect electric fire, a central heating radiator, a light, coving and ceiling rose to the ceiling.

The dining area with u.PVC double glazed French doors, a central heating radiator, a light, coving and ceiling rose to the ceiling.



### LOUNGE/DINER



LOUNGE/DINER



LOUNGE/DINER



**KITCHEN/BREAKFAST ROOM**

17'5 x 6'10 (5.31m x 2.08m)

The kitchen with a range of wall and base units, contrasting work surfaces and up stands, a cream Blanco sink unit with a chrome mixer tap. An integrated electric oven, an induction hob with a stainless steel extractor fan above. An integrated fridge, freezer, washing machine and dishwasher. U.PVC double glazed windows to the rear and side, a u.PVC double glazed door, a vertical central heating radiator, a tiled floor and a light to the ceiling



**KITCHEN/BREAKFAST ROOM**



**LANDING**

Up the stairs to the first floor accommodation where doors to all rooms lead off. There is a u.PVC double glazed window and a light to the ceiling.

**SHOWER ROOM**

7'0 x 5'10 (2.13m x 1.78m)

The shower room comprising of a shower enclosure with an Aqualisa shower, a white vanity sink unit, a chrome mixer tap and a toilet. A u.PVC double glazed window, shower boarding to the walls, a white ladder style radiator, luxury vinyl tiles to the floor and spotlights to the ceiling.



**BEDROOM 1**

11'11 x 11'9 (3.63m x 3.58m)

This double bedroom to the front of the property with a u.PVC double glazed window, a central heating radiator, a light and coving to the ceiling.



**BEDROOM 1**



**BEDROOM 2**

13'1 x 10'1 (3.99m x 3.07m)

Another double bedroom to the rear of the property with a u.PVC double glazed window, a central heating radiator, a light and coving to the ceiling.



**BEDROOM 3**

8'5 x 7'8 (2.57m x 2.34m)

This single bedroom to the rear of the property with a u.PVC double glazed window, a central heating radiator, a light and loft access to the ceiling.

**GARAGE**

The detached brick built garage with double doors, a u.PVC double glazed window to the side, there is light and power within.

## 72 QUEEN MARY AVENUE, CLEETHORPES

### OUTSIDE

The front garden has a walled boundary and wrought iron gates, it is laid to lawn with established borders. There is a concrete drive leading through another set of wrought iron gates and to the garage.

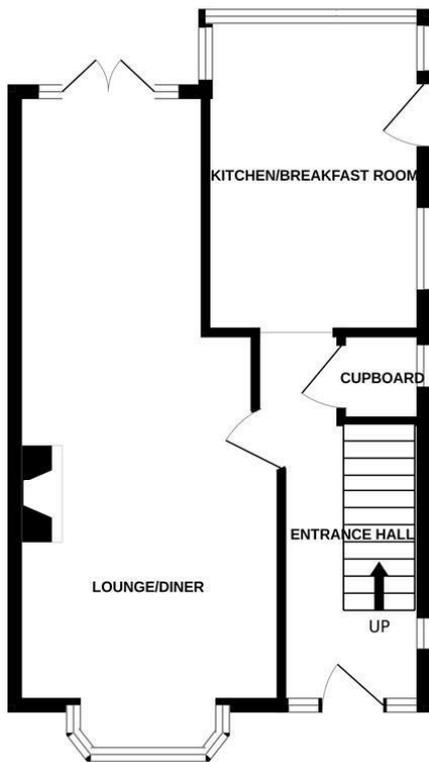
The rear garden has a walled boundary and is laid to lawn with established borders and there is a patio area.



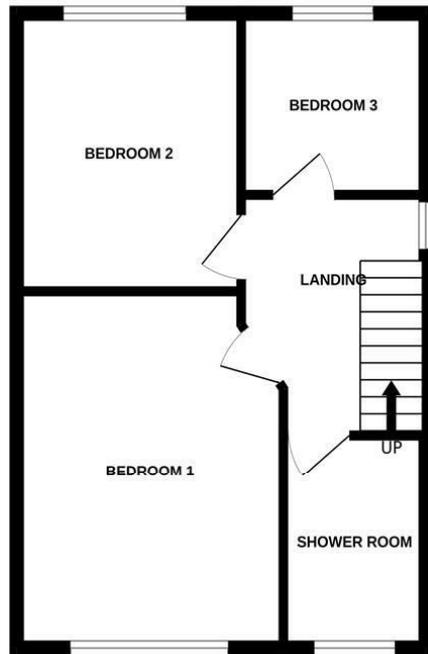
### OUTSIDE



GROUND FLOOR



1ST FLOOR



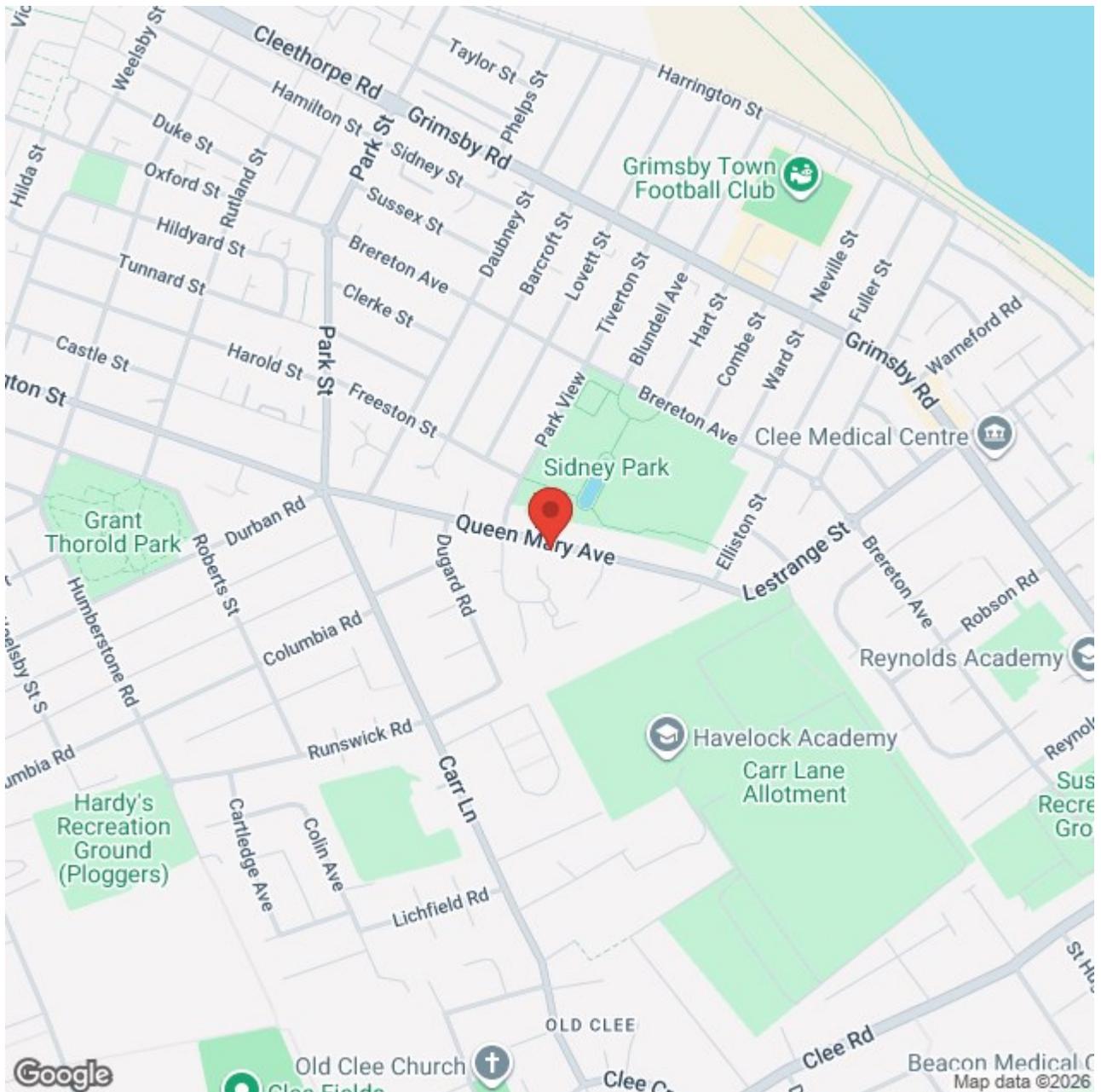
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>75</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		
<b>England &amp; Wales</b>	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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



## ADDITIONAL NOTES

### **FREE VALUATIONS:**

We offer a free valuation with no obligation, just call the office on 01472 698698 and ask for your free valuation, we are flexible with our times.

### **B.M.H. PROPERTY MANAGEMENT.**

We offer a letting/management service:-

Four weekly payments / Regular inspections / credit checks / Our monthly fee is 12% **Inclusive of VAT** (i.e. 10% + V.A.T.) Call us if you are interested.

### **MORTGAGE ADVICE**

#### **WE CAN OFFER INDEPENDENT MORTGAGE ADVICE**

Our local broker James Welham can help you find the best mortgage to suit you providing personal face to face expert advice either at our office or in the comfort of your own home.

Contact our office for further details on 01472 698698 or speak to James Welham directly on 07710 548 379 or james@jdwassociates.co.uk.

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*YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.*

*They normally charge a fee of £495 payable on production of offer.*

*(BMH may recommend the services of James Welham JDW Associates but it is entirely sellers/potential buyers own decision to use the services and they are under no obligation to do so. BMH receive a referral fee/benefits worth £75 per mortgage completion. This has NO effect on the price sellers/potential buyers pay for the Mortgage Advice. It is purely an agreement between BMH and James Welham.)*

**STATUTORY NOTICE: YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.**

**\* ALL MEASUREMENTS STATED ARE APPROXIMATE.**

Please note that none of the apparatus, equipment, whether gas or electrical have been tested and that we cannot verify that they are in full working order. We have done our utmost to provide fair, decent and honest information, we will not accept liability for any errors regarding measurements, council tax band, tenure etc, as they are for your general use only and not to be relied upon. We advise that you make your own enquiries. Should a purchaser require inspections or quotes for works on a property due to survey results, although we are only too pleased to recommend firms, we will not be held responsible for any works carried out before or after completion, or works not detected by the firms in question, they are only recommendations and have no connection with Bettles, Miles & Holland