

BETTLES, MILES & HOLLAND

Estate Agents - Valuers

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PROPERTY FOR SALE

54 QUEEN MARY AVENUE, CLEETHORPES

PURCHASE PRICE £145,000 FREEHOLD



VIEWING

By appointment with this office

COUNCIL TAX BAND

B

PURCHASE PRICE

£145,000

TENURE

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



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54 QUEEN MARY AVENUE, CLEETHORPES

Nestled on the charming Queen Mary Avenue in Cleethorpes, this delightful 1930s semi-detached house presents an exciting opportunity for those looking to create their dream home. Boasting three generously sized bedrooms, this property is perfect for families or those seeking extra space. The large lounge and dining room provide ample room for relaxation and entertaining, making it a welcoming environment for gatherings with friends and family.

While this home is a project awaiting your personal touch, it already features essential amenities such as central heating and uPVC double glazing, ensuring comfort throughout the seasons. The property sits on a good-sized plot, offering potential for outdoor enhancements or landscaping to suit your preferences. Additionally, a detached single garage and a driveway for one vehicle provide convenient parking options.

Situated within walking distance of local amenities, this residence combines the charm of a classic home with the practicality of modern living. With its appealing kerbside presence, this property is ready for someone with vision to breathe new life into it. Whether you are a first-time buyer or an experienced renovator, this semi-detached house on Queen Mary Avenue is a promising canvas for your aspirations. Embrace the opportunity to transform this house into a beautiful home tailored to your tastes.

HALLWAY

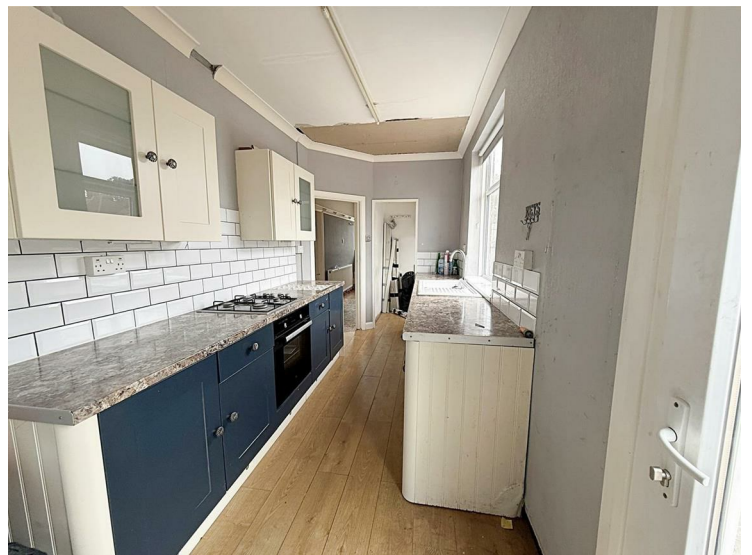
14'8x8'4x3'6 (4.47mx2.54mx1.07m)

Entered through a u.PVC double glazed door with side lights, features a plate rack, a central heating radiator, cornicing to the ceiling, the dog legged staircase and spotlights.

KITCHEN

15'3 x 6'8 plus pantry 4'13 x 4'4 (4.65m x 2.03m plus pantry 1.22m x 1.32m)

The kitchen is situated to the rear of the property and features a pantry with uPVC window to the side elevation, boiler and plumbing for a washing machine. The main kitchen comprises of a marble effect roll top work surface and cream upper units with a contrasting navy to the bottom with built in electric cooker, gas hob and a built in dishwasher. There is a cream sink and drainer with a chrome mixer tap, a central heating radiator, uPVC window to the side elevation and uPVC and glass back door to the side elevation.



KITCHEN



CLOAKROOM

6'10 x 2'10 (2.08m x 0.86m)

At the bottom of the kitchen is a cloakroom with a button push low level white WC, tiles to bottom half of walls with uPVC double glazed privacy glass window to rear elevation and central light.

WC

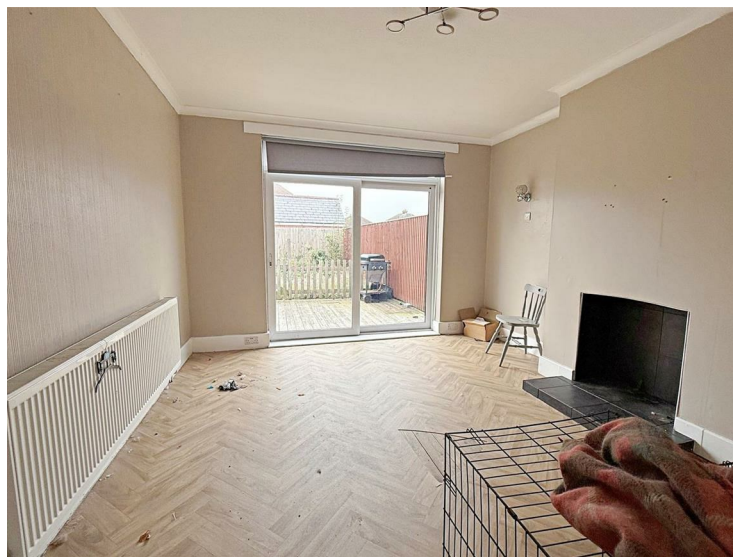
SITTING/DINING ROOM

15'3 x 12'5 (4.65m x 3.78m)

The dining room is situated to the rear of the property with uPVC double glazed large patio doors to the rear, a tiled open fire place, skirting board, cornicing to the ceiling with a central light fitting, a central heating radiator and wood effect lino to the floor.



SITTING/DINING ROOM



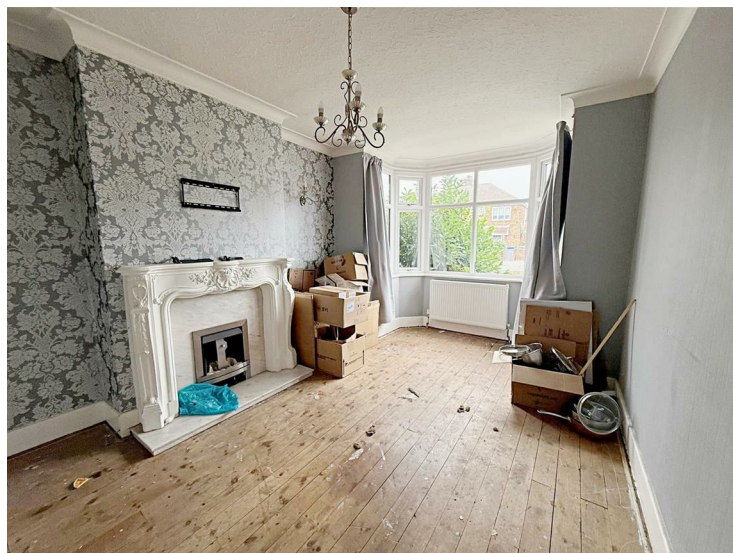
LOUNGE

15'10 x 10'11 (4.83m x 3.33m)

The lounge is situated to the front of the property with a lovely walk in uPVC double glazed bay window, cornicing to the ceiling and original skirting board, a decorative fire surround with marble hearth and sidings with a gas fire, a central light fitting and a central heating radiator.



LOUNGE



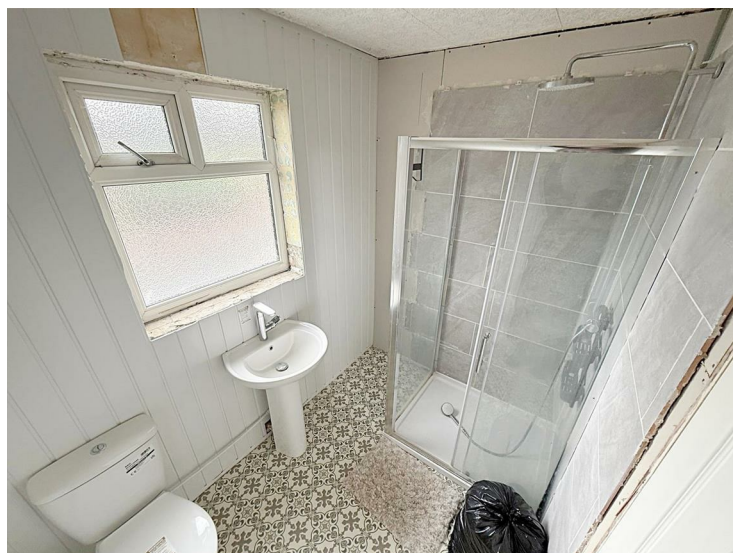
LANDING

Up the dog legged staircase to the landing that has a large uPVC double glazed window to the front elevation, cornicing to the ceiling with a central light fitting and all doors leading off.

SHOWER ROOM

7'10 x 5'4 (2.39m x 1.63m)

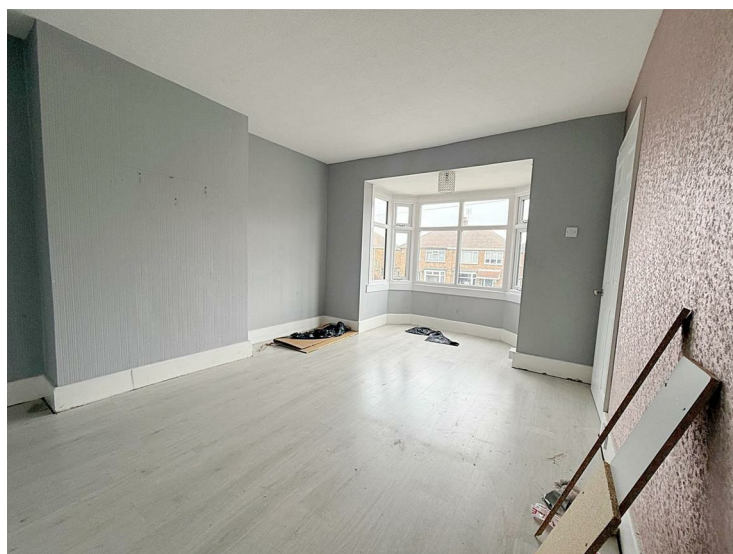
The shower room is situated to the middle of the property with uPVC double glazed window with privacy glass to the side elevation, a white suite comprising of a button push WC, a pedestal wash hand basin and a walk in shower unit with tiling in and around the shower. There is white tongue & groove cladding to the rest of the walls, patterned lino and the loft hatch.



BEDROOM ONE

15'11 x 10'11 (4.85m x 3.33m)

The main bedroom is situated to the front of the property with a large walk in uPVC double glazed bay window, a central heating radiator, off centre light fitting, ash effect laminate flooring and skirting board.



BEDROOM TWO

15'3 x 10'11 (4.65m x 3.33m)

Bedroom two is situated to the rear of the property and is a large double with a uPVC double glazed window, central heating radiator, central light fitting and skirting board.



BEDROOM THREE

8'5 x 11'4 (2.57m x 3.45m)

Bedroom three is of small double size but fantastic for a third bedroom with a uPVC double glazed window to the rear elevation, cornicing to the ceiling with off centre light fitting a central heating radiator and skirting board.

GARDEN

The garden to the rear of the property is of good proportions, having been separated off into designated areas there is a decked area immediately behind the property and a concreted area running up the side of the property which takes up the main proportion. There is a gate through to a grassed area, a fenced boundary all the way round with double gates and driveway for one car in front of the brick built garage that has an up and over door.



GARDEN



54 QUEEN MARY AVENUE, CLEETHORPES

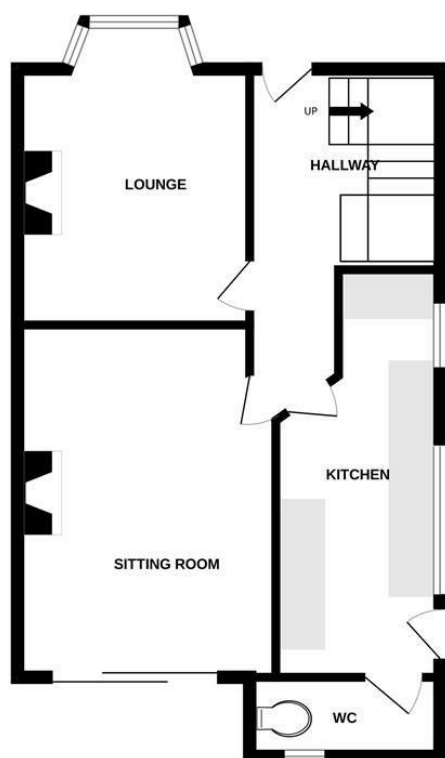
GARDEN



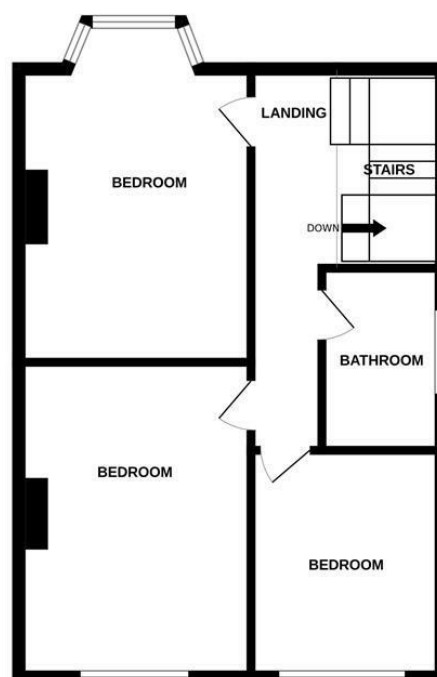
GARAGE



GROUND FLOOR



1ST FLOOR



3 BED SEMI

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) A		
(81-91) B		
(69-80) C		79
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

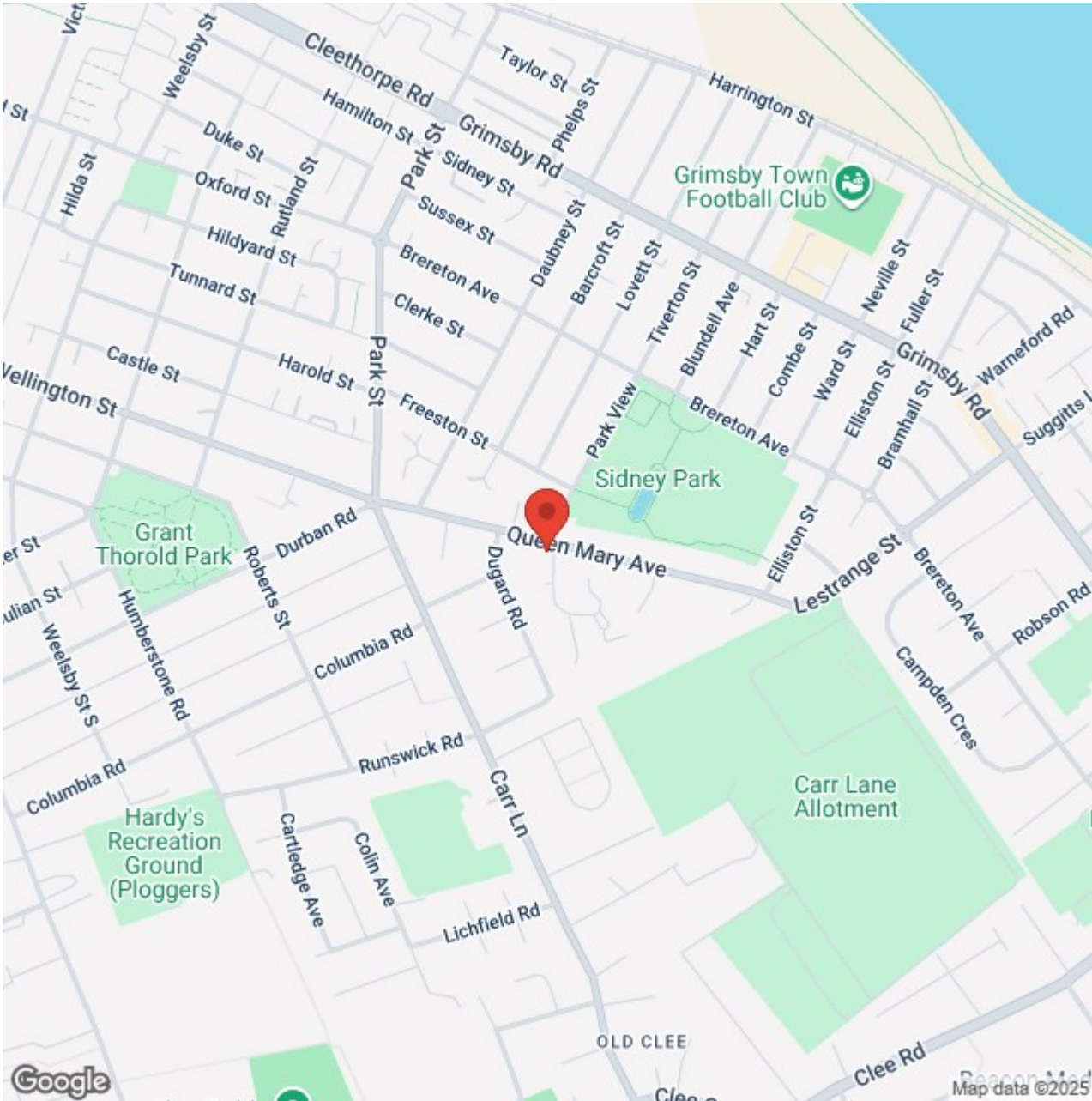
EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		

England & Wales

EU Directive 2002/91/EC



ADDITIONAL NOTES

FREE VALUATIONS:

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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.)

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*** ALL MEASUREMENTS STATED ARE APPROXIMATE.**

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