

MARTIN MASLIN

52 QUEEN MARY AVENUE
CLEETHORPES
NORTH EAST LINCOLNSHIRE
DN35 7ST



Situated on ever popular Queen Mary Avenue with a south facing rear garden this traditional semi detached house offers well proportioned accommodation with the benefit of gas central heating and uPVC framed double glazing. Home to the same owner for many years the property provides some scope for selective updating but is in liveable condition with options to make changes as and when desired. Briefly comprising:- Entrance Hall, front Lounge with bay window, Living Room, 18'10 Dining Kitchen with oak units, three double Bedrooms and Bathroom with a step-in shower bath. The lawned gardens are lovely with a brick Garage and driveway parking. Viewing recommended. EPC Rating - D

£131,000

VIEWING STRICTLY BY PRIOR APPOINTMENT WITH VENDOR'S SOLE AGENTS

www.martinmaslinestateagents.co.uk

GROUND FLOOR

ENTRANCE HALL

A welcoming entrance area from where the staircase with a panel balustrade leads via two quarter landings to the first floor. There is a useful understairs recess and cupboard and a central heating radiator.

CLOAKROOM

With a cream suite comprising a w.c. and a pedestal handbasin. The walls are fully tiled and there is a Worcester gas combination boiler.

LOUNGE

3.78m (12'5") x 3.35m (11'0") plus bay

A lovely room at the front of the house featuring a mahogany finish firesurround with glazed display cupboards and a Flavel Renoir enclosed gas fire. There are wall light points and a central heating radiator.

LIVING ROOM

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

A well proportioned room providing space for sitting and dining and with patio style doors opening to the rear garden. There is a light oak firesurround with a Flavel Renoir enclosed gas fire plus a central heating radiator and wall light points. A glazed door with side panels links to the Lounge.

DINING KITCHEN

5.74m (18'10") x 2.08m (6'10")

Fully tiled and featuring a range of medium oak finish wall and base cabinets with cream work surfaces incorporating a single drainer 1.5 bowl green composite sink unit. There is a Rangemaster range cooker with a wide extractor above and provision for other freestanding appliances. Patio style doors open to the rear garden and there is a central heating radiator and space for a small dining table or chairs from where to enjoy a view of the garden.

FIRST FLOOR

BEDROOM ONE

4.65m (15'3") x 3.35m (11'0")

An excellent size bedroom at the rear of the house with built-in white cupboards and a central heating radiator.

BEDROOM TWO

3.78m (12'5") x 3.35m (11'0") plus 2.01m (6'7") x 1.07m (3'6")

Situated at the front of the house and with a central heating radiator.

BEDROOM THREE

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

A particularly good size third bedroom with a central heating radiator.



LOUNGE



LOUNGE



LIVING ROOM



LIVING ROOM

BATHROOM

2.44m (8'0") x 1.63m (5'4")

With a white suite comprising a step-in shower bath with both a mixer shower and a Triton Aquasensation electric shower above, a pedestal washbasin and a w.c. The walls are fully tiled and there is a central heating radiator.

OUTSIDE

GARAGE

5.41m (17'9") x 2.62m (8'7")

A brick and slate garage with a sliding door to the front.

The house stands within rectangular shaped gardens which are partly laid to grass at the front with a paved driveway enclosed by wrought iron gates and a brick wall to the front boundary. There are further wooden gates across the driveway whilst the good size lawned rear garden includes shrub borders, rose trees and walled and fenced boundaries.

SERVICES

Mains gas, water, electricity and drainage are connected.

CENTRAL HEATING

Comprises radiators as detailed above connected to the Worcester gas boiler.

DOUBLE GLAZING

The property has the benefit of a uPVC front door, uPVC framed double glazed windows and aluminium framed double glazed patio doors at the rear.

LOCAL AUTHORITY

North East Lincolnshire Council.

COUNCIL TAX

Our enquiries of the Local Authority indicate the property to be in Council Tax Band B.

TENURE

Freehold - subject to Solicitors verification.

VIEWING

By appointment through the Agents on Grimsby 311000.

LOCATION AND AMENITIES

The property is situated at the southern side of Queen Mary Avenue within walking distance of local shops at Fiveways. Regular buses serve the general area, schools are within walking distance and the popular resort area of Cleethorpes is just a short drive away.



DINING KITCHEN



DINING KITCHEN



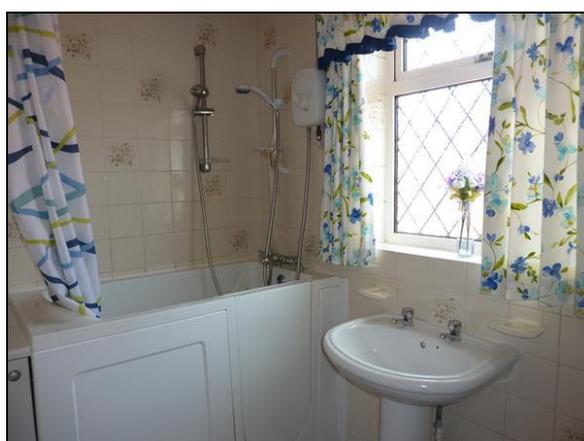
BEDROOM ONE



BEDROOM TWO



BEDROOM THREE



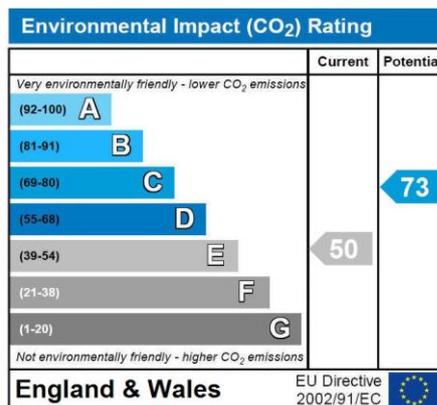
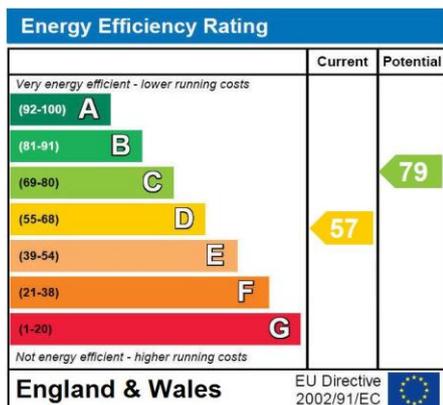
BATHROOM



OUTSIDE



OUTSIDE



SERVICES: The services to, and the fittings and appliances within, this property have not been tested and no guarantee can be given as to their condition or suitability for their purpose.

DISCLAIMER: Whilst we endeavour to make our sales details accurate and reliable they should not be relied on as statements or representations of fact and do not constitute part of an offer or contract.

The Seller does not make or give nor do we or our employees have authority to make or give any representation or warranty in relation to the property.

Please contact the office before viewing the property. If there is any point which is of particular importance to you we will be pleased to check the information for you and to confirm that the property

remains available. This is particularly important if you are contemplating travelling some distance to view the property. We would strongly recommend that all the information which we provide about the property is verified by yourself on inspection and also by your conveyancer, especially where statements have been made to the effect that the information provided has not been verified.



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