



Goodwin Fox

*A Fresh Approach To Property*

RESIDENTIAL SALES & LETTING AGENTS



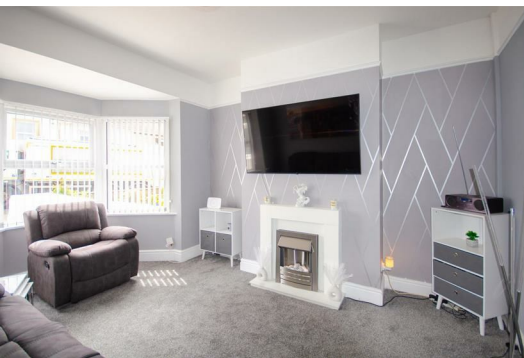
## 31 South Cliff Road

Asking Price £137,500

WITHERNSEA, HU19 2HU



This spacious terraced property is located to the south of the town centre, close to amenities, main bus route and the seafront, having had a comprehensive program of works and refurbishment throughout in recent years, to a very high standard, this immaculately presented house is ready for a new owner to move straight into and enjoy, with two double bedrooms, two good size reception rooms and a driveway for parking; this property has plenty on offer and must be viewed. With gas central heating and uPVC double glazing throughout the accommodation briefly comprises: front entrance porch, hallway, lounge, sitting/dining room, kitchen and rear extension with WC and utility space, to the first floor are two generous bedrooms and a contemporary bathroom, outside is a paved rear garden with a wrap around decking area with a driveway to the front for off street parking.





Upon entering, a front porch leads into a central hallway that leads onto the main lounge, located at the front. Towards the rear, a second reception room provides flexibility as either a dining area or an additional sitting room.

The kitchen is thoughtfully designed with a contemporary finish, offering generous storage and work surfaces. Beyond the kitchen, a rear extension adds further practicality, incorporating a WC and a handy utility space for additional storage.

The first floor features two well-sized double bedrooms, both offering comfortable proportions. The bathroom has been updated with a modern suite, presenting a sleek and fresh space.

Outside, the rear garden has been designed for ease of maintenance, featuring paved areas and a wraparound deck. To the front, the property

benefits from a private driveway, providing convenient off-road parking.

**Porch/Hall**

**Lounge 11'5" x 10'11" (3.50 x 3.35)**

**Sitting/Dining Room 14'3" x 14'3" (4.35 x 4.35)**

**Kitchen 12'1" x 6'10" (3.70 x 2.10)**

**Rear Lobby 14'9" x 4'3" (4.50 x 1.30)**

**WC**

**Landing**

**Bedroom One 11'7" x 14'5" (3.55 x 4.40)**

**Bedroom Two 14'3" x 6'10" (4.35 x 2.10)**

**Bathroom 11'5" x 6'10" (3.50 x 2.10)**

**Garden**

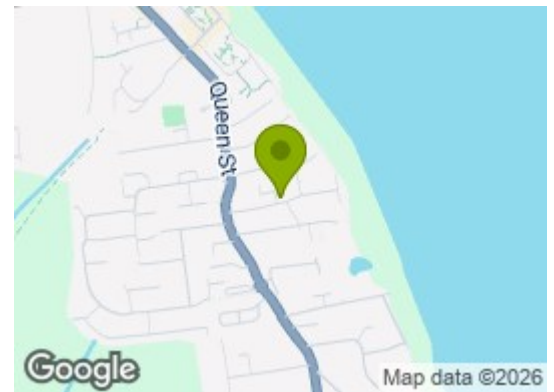
**Agent Note**

Parking: off street parking is available with this property via a private driveway.

Heating & Hot Water: both are provided by a gas fired boiler.

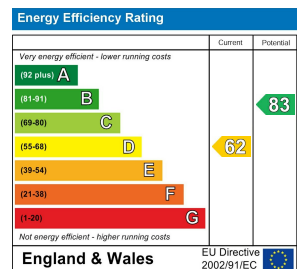
Council Tax: Band A.

Mobile & Broadband: we understand mobile and broadband (fibre to the property) are available. For more information on providers, predictive speeds and best mobile coverage, please visit Ofcom checker.



**Energy Efficiency Graph**

**Tenure: Freehold**



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