



Goodwin Fox

*A Fresh Approach To Property*

RESIDENTIAL SALES & LETTING AGENTS



## 56 Beaconsfield

£170,000

Withernsea, HU19 2EP



Set on the popular Beaconsfield development on the edge of the town, next to a green space, this well presented semi-detached true bungalow offers a perfect blend of comfort and convenience. With two well-proportioned bedrooms, this property is ideal for those seeking a peaceful retreat or a manageable home.

The well-presented interior is complemented by modern kitchen along with a wet room shower for accessible use, enhancing the overall appeal of this home for any buyer with limited mobility. The rear conservatory offers additional living space and a place to sit out and overlook the garden.

The low maintenance resin bound driveway and garden ensure that you can enjoy your outdoor space without the hassle of extensive upkeep. Additionally, the property includes a garage and gated driveway, providing secure parking and extra storage options.

This semi-detached bungalow is a wonderful opportunity for anyone looking to downsize or retire by the coast and must be seen to be appreciated. Don't miss the chance to make this lovely bungalow your own.







A resin bound frontage provides off street parking via a gated driveway, with access continuing beside the property under a car port and through to the rear which also has resin bound for ease of maintenance, enclosed to all sides and seated in the garden is the garage with up and over garage door. A door opens from the side driveway into a central hallway with access leading to a fitted kitchen with wooden fronted units and a built-in oven and hob, two bedrooms, one with fitted wardrobes, a tiled wet room with level access shower and a good size rear facing living room with patio doors opening to a conservatory.

### Hallway

**Kitchen 8'4" x 9'0" (2.55 x 2.75)**

**Lounge 17'2" x 11'11" (5.25 x 3.65)**

**Conservatory 8'2" x 9'10" (2.50 x 3.00)**

**Shower Room 6'6" x 5'4" (2.00 x 1.65)**

**Bedroom One 13'5" x 11'11" maximum (4.10 x 3.65 maximum)**

**Bedroom Two 9'10" x 8'10" (3.00 x 2.70)**

### Garden & Garage

#### Agent Note

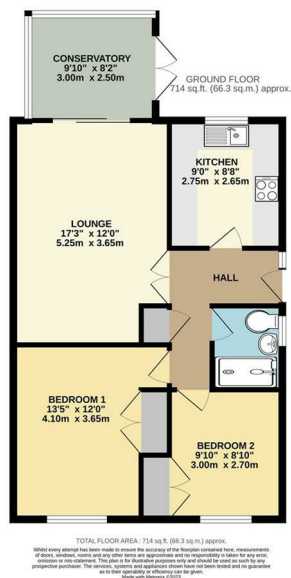
Parking: off street parking is available with this property.

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

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

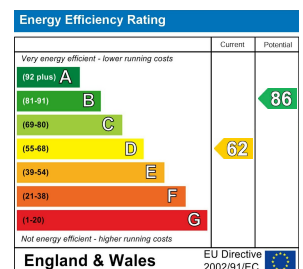
Council tax band B.

The property is connected to mains gas and mains drainage services.



### Energy Efficiency Graph

**Tenure: Freehold**



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but should satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make/give any representation or warranty in respect of the property.

181 Queen Street, Withernsea, East Yorkshire, HU19 2JR

Telephone: 01964 611281 | [www.goodwinfox.com](http://www.goodwinfox.com)

[sales@goodwinfox.com](mailto:sales@goodwinfox.com), | [rent@goodwinfox.com](mailto:rent@goodwinfox.com)

