



Goodwin Fox

A Fresh Approach To Property

RESIDENTIAL SALES & LETTING AGENTS



116 North Road

Offers Over £135,000

WITHERNSEA, HU19 2AY



REFRUBISHED EXTENDED THREE BEDROOM TERRACE WITH GARAGE!

Offered to the market with vacant possession and with the benefit of having been refurbished ahead of sale ready for a new owner to move straight into is this three bedroom mid terrace house, having been previously extended to the ground floor this property offers plenty of living space centred around a modern open plan kitchen that is ideal for modern family living. Contemporary styled with neutral décor and floorcoverings and with uPVC glazing and gas central heating throughout, the accommodation comprises: three first floor bedrooms, lounge, stylish ground floor shower room with separate WC and an extended rear kitchen diner with modern fitted units. Outside is a front garden that offers potential space for a driveway if desired (subject to dropped kerb) and to the rear is a good size and fully enclosed garden, with a large garage that is accessible via Seathorne at the rear for parking. Viewings are available via appointment only, contact our office to arrange this.





Lounge 14'5" x 15'3" (4.40 x 4.65)

A uPVC front entrance door opens into the lounge with a front facing uPVC bay window, radiator, spindled staircase to the first floor and with contemporary glazed black double doors to the kitchen.

Kitchen Diner 21'11" x 14'1" maximum (6.70 x 4.30 maximum)

Spacious open plan kitchen diner with modern cream fitted kitchen units with white metro tiled splash backs and complementing white worktops with matching breakfast bar for dining. With a black composite sink and drainer with matching tap, high level electric cooker and a separate electric hob with black extraction fan. Plumbing for a washing machine and dishwasher, space for a vertical fridge freezer, wall mounted gas combi-boiler, radiator, laminate flooring, under-stairs-storage cupboard, rear facing uPVC window and access through to the rear lobby/WC.

Shower Room 9'2" x 4'11" (2.80 x 1.50)

Ground floor shower room fitted with a large walk-in shower cubicle with a mains fed shower unit and a basin set it a modern vanity unit. Fully tiled walls, flooring, towel radiator, mirror with integrated light and with panelling to the ceiling.

Rear Lobby/WC

A lobby leads from the kitchen with a uPVC door to the rear garden and access through to a ground floor WC with window.

Bedroom One 14'5" x 15'3" reducing to 11'11" (4.40 x 4.65 reducing to 3.65)

Front facing double bedroom with a uPVC bay window, further uPVC window beside this, radiator and a built-in cupboard over the stairs.

Bedroom Two 9'6" x 9'0" (2.90 x 2.75)

Rear facing bedroom with uPVC window with partial sea views and a radiator.

Bedroom Three 6'6" x 5'10" (2.00 x 1.80)

Single bedroom with a rear facing uPVC window with partial sea views and a radiator.

Garden

To the front of the property is a grassed garden with plants and a pathway to the front door, enclosed by fenced and walled boundaries and offering potential space for off street parking if desired (subject to installing a dropped kerb).

To the rear is a generous garden, enclosed by fenced and walled boundaries with the garage at the bottom that is accessible via Seathorne. Stepping out from the Kitchen door is a hard standing patio area which continues onto a grassed section of garden with mature planted borders.

Garage

Block built extended garage with double doors to the rear along with two personal doors and windows. Partitioned to provide a workshop space and currently used as a home gym.

Agent Note

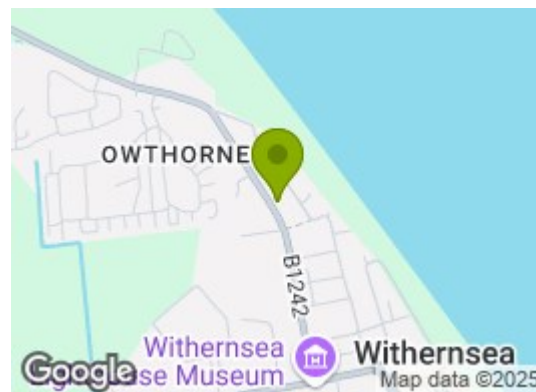
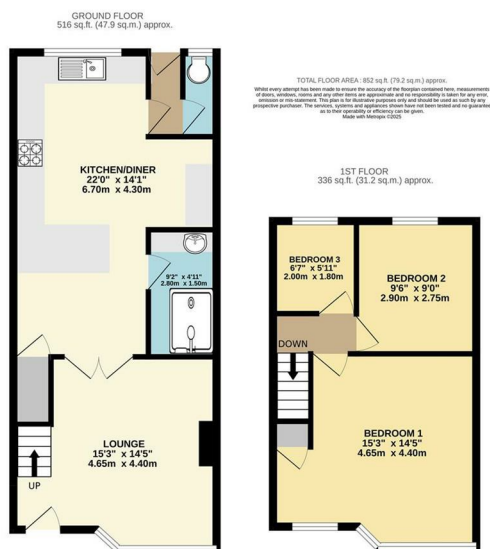
Parking: off street parking is available with this property via the rear garage.

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

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

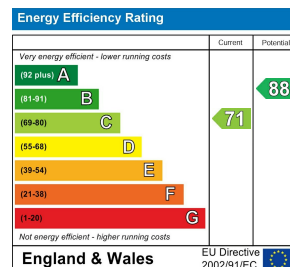
Council tax band A.

The property is connected to mains gas and mains drainage.



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 must 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.

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