



Goodwin Fox

A Fresh Approach To Property

RESIDENTIAL SALES & LETTING AGENTS



56 Beaconsfield

Withernsea, HU19 2EP

Offers In The Region Of
£165,000



Nicely presented two bedroom semi-detached true bungalow adjoining green space and being offered to the market with the benefit of no chain and vacant possession. Finished to a good standard and with uPVC glazing throughout and heating by way of a gas powered blown air heating system and separate hot water boiler. The accommodation comprises: side entrance hall, fitted kitchen, two bedrooms with built-in storage, shower room and a good sized lounge leading onto a conservatory at the rear. Outside the property has a gated frontage, resin bonded for ease of maintenance, with a side driveway providing off street parking and access through to the garage and a good size low maintenance rear garden. This lovely home offers the ideal accommodation for any retiree looking to downsize to the coast and is available to view via appointment only.





Hallway

A uPVC side entrance door with glazed side panel opens in to the hallway with laminate flooring and a built-in airing cupboard housing the gas fired blown air heating boiler.

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

Fitted wooden fronted kitchen units with complementing white work surfaces and splash backs, with an electric oven and hob with extraction fan, stainless steel sink and drainer with mixer tap, plumbing for a washing machine and space for an under-counter fridge. With downlights to the ceiling, a rear facing uPVC window and a gas fired hot water boiler concealed in a cupboard.

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

Spacious living room with sliding patio doors opening to the conservatory at the rear, with glazed double doors to the hallway and with a decorative electric fire.

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

UPVC construction under a lean-to roof with tiled flooring and doors out to the rear garden.

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

Wet room style shower room fitted with a level access shower with folding screen and an electric shower unit, combined vanity unit and WC, vinyl flooring, tiled splash back walls and a uPVC window.

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

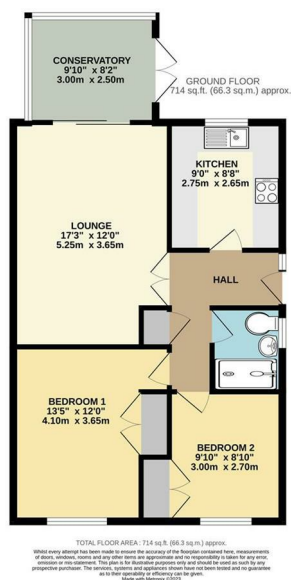
Double bedroom with fitted bedroom furniture, a built-in cupboard and a front facing uPVC window.

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

Second double bedroom with fitted bedroom furniture, a built-in cupboard, laminate flooring, ceiling fan and a uPVC window to the front aspect.

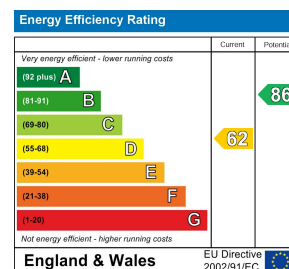
Garden & Garage

The property occupies a good size plot adjoining open green space and is enclosed to all sides by a mixture of fenced and walled boundaries and has resin bonded surfaces to both the front and rear gardens for ease of onward maintenance. A set of vehicular gates give access to the property and continue down the side of the bungalow under a carport to provide off street parking and access to the garage.



Energy Efficiency Graph

Tenure: Freehold



Council tax band B.

Services include mains gas, electric and drainage connections.

From our office head south on Queen Street, turn left onto Hull Road and continue past the lighthouse, turn left onto Carrs Meadow then the second left again onto Beaconsfield where this property is on the left hand side.

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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