



Goodwin Fox

*A Fresh Approach To Property*

RESIDENTIAL SALES & LETTING AGENTS



**74 Lascelles Avenue**

**Offers Over £134,999**

**WITHERNSEA, HU19 2EB**



Located at the end of this sought after road overlooking the allotments and playing field to the rear is this extended four bedroom semi-detached period property, boasting impressive room sizes with tall ceilings and a superb entrance hall leading through to the rear kitchen diner, providing plenty of living space that would be ideal for any growing family. The property has uPVC glazing, gas central heating and benefits from the addition of a two storey side extension to incorporate a garage (vehicle door will require re-instating) and fourth bedroom. The accommodation briefly comprises; porch, entrance hall, lounge, sitting room, kitchen diner and ground floor WC, to the first floor are four bedrooms and the bathroom with separate WC. To the rear is a large westerly facing garden, mostly laid to lawn and with a paved patio area. Offered to the market with no chain involved and vacant possession. Properties of this size rarely come up for sale so we don't expect this one to stay on the open market for long.







### Porch/Entrance Hall

A uPVC front entrance porch provides access into a spacious hallway via a uPVC door with stained glass panelling above. Stairs rise to the first floor with a panelled balustrade and storage cupboard below, radiator, and a further built-in cupboard for shoes/coats.

### Lounge 13'1" x 13'1" (4.00 x 4.00)

Spacious living room with a uPVC bay window to the front aspect, cornice, radiator, electric fire and uPVC partition doors creating an open plan layout through room to the rear sitting room.

### Sitting Room 13'1" x 11'1" (4.00 x 3.40)

Second reception room with a uPVC bay window to the rear garden, coving, radiator and tiled fireplace with an electric fire.

### Kitchen Diner 24'7" x 9'6" (7.50 x 2.90)

Open plan kitchen diner fitted with a range of white base and wall units with contrasting black worksurfaces housing a stainless steel sink with drainer, mid level electric oven, electric hob with glass splash back and extraction fan, plumbing for a dishwasher and washing machine. With dining space for a table, two built-in cupboards, two radiators, internal window to the sitting room, three uPVC windows and a uPVC door to the rear garden.

### WC

Ground floor WC fitted with a low level WC leading from the kitchen.

### Landing

Split level landing with a galleried panelled balustrade and a built-in storage cupboard.

### Bedroom One 13'1" x 11'11" (4.00 x 3.65)

Front facing double bedroom with a uPVC bay window, radiator and alcove storage cupboard.

### Bedroom Two 13'1" x 9'10" (4.00 x 3.00)

Second double bedroom with a rear facing uPVC window overlooking the playing field, radiator and two alcove cupboards.

### Bedroom Three 8'2" x 8'6" (2.50 x 2.60)

Double bedroom with dual aspect uPVC windows to the front and rear and two radiators.

### Bedroom Four 8'2" x 7'2" (2.50 x 2.20)

Single bedroom with uPVC window to the front aspect, radiator and loft access.

### Shower Room 6'6" x 7'8" (2.00 x 2.35)

Fitted with a corner shower cubicle with mains fed shower, vanity basin set in a white unit, built-in cupboard housing the gas combi boiler (not working - unknown fault), towel radiator and a uPVC window. modern white bathroom suite to include a shower bath with mains fed shower and glass splash back screen and a pedestal wash hand basin. A separate WC (1.50m x 0.80m) (4' 11" x 2' 7") adjoins the bathroom housing a toilet and uPVC window.

### Garage 15'10" x 8'6" (4.85 x 2.60)

Integral garage which has had the garage door removed and is boarded instead with a personal door for access from the front, with an additional door and window leading to the rear garden. With power laid on.

### Garden

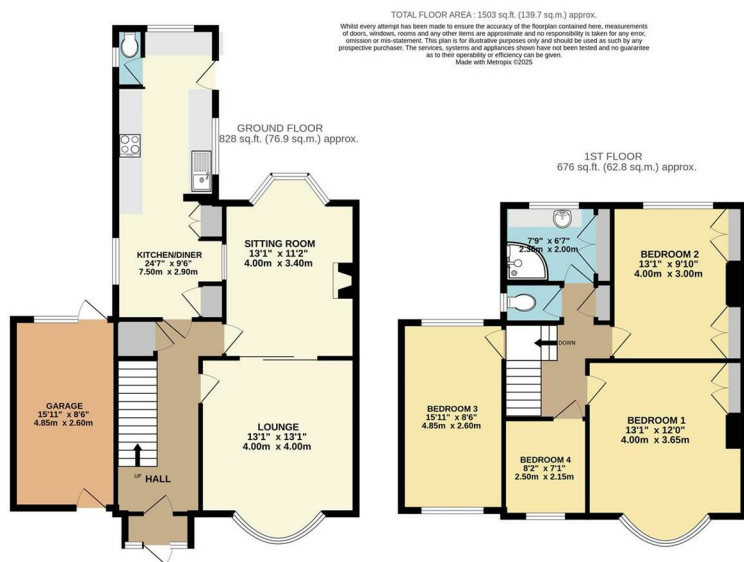
To the front is a hard standing driveway leading to the garage, with a small gravelled garden beside it and enclosed by a low wall and gated boundary. To the rear is a large West facing garden, mostly laid to lawn with a large paved patio area, two wooden storage sheds, raised borders and enclosed by a mixture of fenced and walled boundaries.

### Agent Note

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

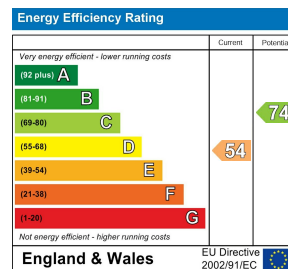
Heating & Hot Water: both are provided by a gas fired boiler (seller advises this is currently not working).

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.



## Energy Efficiency Graph

Tenure: Freehold



Services include mains gas, electric and drainage connections.

Council tax band C.

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