



Goodwin Fox

*A Fresh Approach To Property*

RESIDENTIAL SALES & LETTING AGENTS



## 69 Beaconsfield

£130,000

Withernsea, HU19 2EW



### SEMI-DETACHED THREE BEDROOM HOUSE!

This modern styled semi-detached property benefits from an open plan ground floor layout with a modern kitchen with integrated appliances, located within a popular area of the town within close proximity to the local schools making this ideal for a young family. With uPVC glazing and gas central heating in place the accommodation comprises: porch, hallway, lounge with fitted storage, open plan kitchen diner and a rear conservatory, to the first floor are three bedrooms and a modern bathroom, outside is a side driveway providing parking leading to a garage and good size garden at the rear with a summerhouse that has been converted to a home bar. The property overlooks a playing field at the rear so is not overlooked.





#### Porch

Front entrance porch with a uPVC door and window, radiator and access through to a small entrance lobby with stairs rising to the first floor.

#### Lounge 11'9" x 14'4" (3.60 x 4.37)

With a uPVC window to the front aspect, radiator, laminate flooring and a bank of fitted cream gloss storage units to one wall.

#### Kitchen Diner 17'4" x 11'5" (5.30 x 3.50)

Superb open plan kitchen diner with modern fitted cream gloss units to the base and walls, with wooden work surfaces and an inset 1.25 stainless steel sink and drainer with mixer tap. Integrated appliances to include an electric double oven, microwave oven, gas hob with stainless steel extraction fan, fridge freezer and an automatic washing machine. Built-in under stairs storage cupboard, gas fired boiler concealed in a cupboard, uPVC window to the rear aspect, glazed door to the driveway and patio doors to the conservatory. Radiator, laminate flooring and open plan to the lounge.

#### Conservatory 13'1" x 10'5" (4.00 x 3.20)

UPVC construction under an acrylic roof with dwarf wall, French doors to the garden, ceiling fan with light, radiator and tiled flooring.

#### Landing

Galleried landing with a wooden balustrade, useful built-in cupboard, radiator and a uPVC window to the side aspect.

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

UPVC window to the rear aspect with views over the playing field and a radiator.

#### Bedroom Two 10'9" x 9'10" (3.30 x 3.00)

UPVC window to the front aspect and a radiator.

#### Bedroom Three 7'10" x 7'4" (2.40 x 2.25)

UPVC window to the front aspect and a radiator.

#### Bathroom 7'4" x 5'4" (2.25 x 1.65)

Fitted with a three piece white suite comprised of a panelled bath with mains fed shower and folding glass screen, low level WC and pedestal wash hand

basin. Fully tiled walls and tiled floor. Towel radiator and a uPVC window.

#### Garden & Garage

Stepping out to the rear of the property is a paved patio area which continues onto an enclosed laid to lawn garden with a summerhouse that has been converted to a small home bar, enclosed by fenced and hedge boundaries with a gate to the side driveway and garage. To the front is an open aspect grassed garden with a side driveway leading to a pre-fab garage with up and over door.

#### PARKING

Off Street Parking is via the driveway.

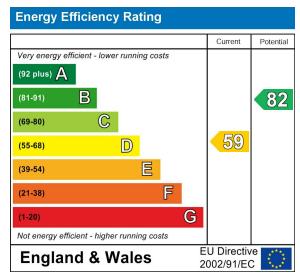
#### MOBILE AND BROADBAND

Mobile and Broadband (full fibre) are available. For more information on providers, predictive speeds and mobile coverage please visit Ofcom checker



#### Energy Efficiency Graph

#### Tenure: Freehold



Council tax band B.

Beaconsfield is located to the west of Withernsea town centre. From the town centre take Queen Street north to the mini roundabout. Turn left onto Hull Road and travel past the school. At the next mini roundabout turn left and then left again onto Beaconsfield. Follow the road around 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 firms employment has the authority to make/give any representation or warranty in respect of the property.

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