



Goodwin Fox

A Fresh Approach To Property

RESIDENTIAL SALES & LETTING AGENTS



## 5 Chestnut Avenue

£155,000

Withernsea, HU19 2PG



Offered to the market with vacant possession and no chain involved, this immaculately presented property represents a fantastic opportunity for buyers seeking a stylish, ready to move into home. This fully refurbished three bedroom mid terrace home, having undergone a comprehensive programme of improvement works ahead of coming to market. Finished to a high standard throughout, the property is ready for a new owner to move straight in and enjoy without the need for further work.

The interior has been thoughtfully styled with a modern yet neutral finish, allowing buyers the flexibility to introduce their own colour schemes if desired. Stylish touches such as contemporary wall panelling, a modern fitted kitchen and premium sockets and switches add a subtle sense of quality and design throughout the home.

Externally, the property offers attractive kerb appeal with a gravelled frontage and newly planted evergreen hedging framing the approach. To the rear is a charming enclosed paved patio garden, providing a low maintenance outdoor space perfect for relaxing or entertaining, along with a useful brick built store shed.

With three bedrooms, the property offers comfortable living space ideal for a young family, first time buyers or couples looking to step onto the property ladder with a home that requires no updating.





The property is approached via a front gate with newly planted evergreen hedging to the boundary, creating a welcoming first impression. A paved pathway crosses the gravelled frontage and leads to the entrance porch.

The porch opens into an entrance lobby where stairs rise immediately to the first floor landing. From here access leads into the main lounge.

The lounge is a well proportioned and stylish space, featuring a large bay window that allows plenty of natural light to fill the room. Decorative wall panelling adds character, while a flame effect wall mounted fireplace creates an attractive focal point. A useful under stairs storage cupboard and space for a wall mounted television add practicality.

Leading on from the lounge is the newly fitted kitchen, finished with modern grey units incorporating an electric oven and hob. The

layout also provides provision for an integrated fridge freezer, space for a dishwasher and additional worktop space for everyday use.

The kitchen continues through to the ground floor bathroom, fitted with a bath and shower over. A built in utility cupboard houses plumbing for a washing machine, keeping laundry neatly tucked away.

To the rear of the property is an enclosed paved patio garden, designed for low maintenance living and complemented by some mature planting. A useful adjoining brick built storage shed provides external storage, while a shared pathway gives access back to the roadside.

To the first floor, the landing leads to three bedrooms. The principal bedroom is particularly spacious and benefits from a bay window, while the additional rooms offer flexibility for use as bedrooms, a nursery or home office space.

**Lounge 13'5" x 11'11" (4.10 x 3.65)**

**Kitchen 9'4" x 8'4" (2.85 x 2.55)**

**Bathroom 9'6" x 6'0" (2.90 x 1.85)**

**Bedroom 1 13'11" x 10'7" (4.25 x 3.25)**

**Bedroom 2 12'4" x 7'6" (3.77 x 2.30)**

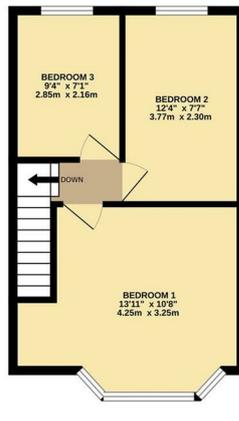
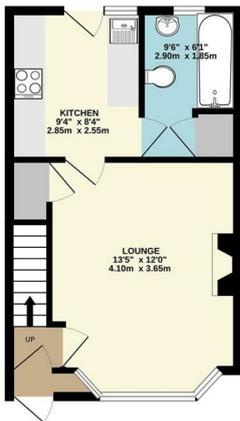
**Bedroom 3 9'4" x 7'1" (2.85 x 2.16)**

**Agent Note**

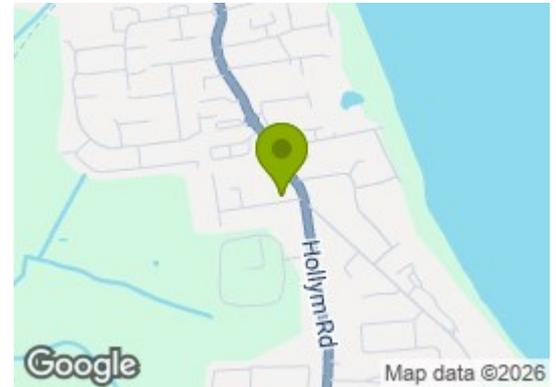
**Parking:** on street parking, no permit required.  
**Heating & Hot Water:** both are provided by a gas fired boiler.  
**Mobile & Broadband:** we understand mobile and broadband (fibre to the premises) are available. For more information on providers, predictive speeds and best mobile coverage, please visit Ofcom checker.

GROUND FLOOR  
348 sq.ft. (32.3 sq.m.) approx.

1ST FLOOR  
345 sq.ft. (32.0 sq.m.) approx.



TOTAL FLOOR AREA: 693 sq.ft. (64.4 sq.m.) approx.  
While every effort has been made to ensure the accuracy of the floorplan contained herein, measurements of floors, ceilings, rooms and any other items are approximate and not intended to be used for any other purpose or statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their quantity or efficiency can be given. Made with Mapbox (2023).



**Energy Efficiency Graph**

**Tenure: Freehold**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			90
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		24	
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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