



Goodwin Fox

A Fresh Approach To Property

RESIDENTIAL SALES & LETTING AGENTS



109 Beaconsfield

£125,000

Withernsea, HU19 2EW



THREE BEDROOM SEMI- DETACHED HOUSE

This three bedroom semi-detached house is in need of modernization but would be ideal for any first time buyers looking to get on the property ladder. Situated 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, lounge/diner, kitchen and a rear conservatory, to the first floor are three bedrooms and a wet room bathroom, outside is a side driveway providing parking leading to a garage and good size south facing garden. Viewing by appointment only. Call us now to arrange a viewing!





Porch 5'10" x 4'11" (1.8m x 1.5m)

A brick entrance porch with uPVC door leads into the lounge and dining area along with laminate flooring and a central heating radiator.

Lounge / Diner 22'11" x 16'4" (7m x 5m)

A large lounge/ dining area spans across the majority of downstairs, carpeted throughout with two central heating radiators, an electric fire with wooden surround and a uPVC window looking out onto the front of the property.

Kitchen 8'2" x 11'5" (2.5m x 3.5m)

The kitchen comprises of wood effect units, electric hob and oven with extractor fan above, tiled splash backs and a sink. The kitchen houses the boiler and a storage cupboard with the electric board and meters.

Conservatory 11'9" x 9'6" (3.6m x 2.9m)

To the rear of the property is a conservatory with warm roof, entering via large sliding doors this south facing sun room has double doors that open up into the garden.

Bathroom 7'6" x 5'2" (2.3m x 1.6m)

A wet room can be found on the first floor of the property with electric shower, sink, WC and central heating radiator, The walls are tiled throughout with wet room flooring.

Bedroom 1 11'9" x 11'1" (3.6m x 3.4m)

Bedroom one has laminate flooring, central heating radiator, fitted wardrobes and a uPVC window with views onto the garden.

Bedroom 2 11'1" x 10'9" (3.4 x 3.3m)

Bedroom two has laminate flooring, central heating radiator, fitted wardrobes and a uPVC window with views onto the street.

Bedroom 3 7'10" x 7'6" (2.4m x 2.3m)

Bedroom three has laminate flooring, central heating radiator and a uPVC window with views onto the street.

Garden

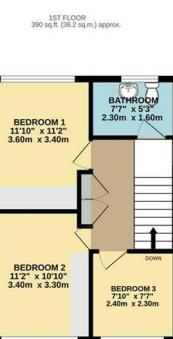
A south facing garden can be found to the rear of this property with access via a side gate or through the conservatory. This property also has a garage and garden shed.

AGENT NOTES

Parking : There is off road parking at this property.

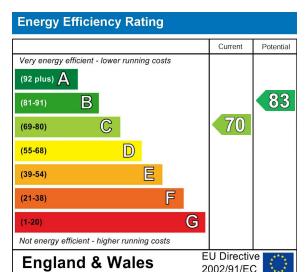
Mobile and Broadband : we understand mobile and broadband (fibre to the premises) are available. For more information on providers, predictive speeds and best mobile coverage, please visit Ofcom checker.

Heating : Heating and hot water is via a gas fired combi boiler.



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.

181 Queen Street, Withernsea, East Yorkshire, HU19 2JR

Telephone: 01964 611281 | www.goodwinfox.com

sales@goodwinfox.com | rent@goodwinfox.com

