Goodwin Fox

A Fresh Approach To Property

RESIDENTIAL SALES & LETTING AGENTS

121 North Road

£125,000

WITHERNSEA, HU19 2AX

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A three bedroom mid terrace house offered with vacant possession and no chain involved, ideally positioned within easy reach of local schools, the town centre and the beach. Offering well proportioned accommodation throughout, the property presents an excellent opportunity for first time buyers, young families or investors alike.

The main living space is arranged as an open plan lounge diner, creating a bright and versatile reception area with French doors opening directly onto the rear garden. The west facing aspect ensures the garden enjoys the afternoon and evening sun, providing a pleasant space to relax and unwind.

The property offers two double bedrooms and a generous single bedroom, making it well suited to family life whilst also providing flexibility for those requiring a home office, dressing room or hobby space. A first floor shower room is complemented by a ground floor wet room, adding further practicality and convenience.

The property is neutrally decorated throughout, providing a blank canvas for a new owner to add their own style and personal decorative finishes. Offering well proportioned accommodation both inside and out, it presents an excellent opportunity to create a home tailored to individual tastes and requirements.

A particular feature for a property of this type is the gated driveway to the front, providing off street parking, whilst the fully enclosed rear garden offers an excellent outdoor space that is not often found with similar terrace homes.

To the front of the property, a gated driveway provides off street parking, with a front porch leading into the main entrance hall.

Entering into the hallway, there are stairs rising to the first floor landing with a useful storage cupboard beneath. Access leads through to both the kitchen and main reception space.
The lounge diner is a spacious open plan room extending from front to rear, featuring a bay window to the front elevation and French doors opening onto the rear garden. A focal fireplace creates a central feature within the room.

The kitchen is fitted with a range of wooden fronted units incorporating a built-in oven and hob. Leading from the kitchen is a useful utility area with space for laundry appliances, together with a door opening onto the rear garden. Access also leads through to the ground floor wet room style shower room.

To the first floor, the landing gives access to three bedrooms, comprising two double bedrooms and a good size single bedroom. Completing the accommodation is a fully tiled shower room.
To the rear of the property, a paved patio extends directly from the French doors, providing space for outdoor seating and entertaining. Beyond this is a lawned garden enclosed by mature hedging, creating a pleasant degree of privacy. A pedestrian gate at the rear provides additional access.

Lounge 12'1" x 11'2" (3.70 x 3.41)

Diner 12'0" x 11'3" (3.67 x 3.45)

Kitchen 12'0" x 6'2" (3.67 x 1.90)

Wet Room 6'2" x 5'0" (1.90 x 1.53)

Bedroom 1 12'2" x 11'3" (3.71 x 3.43)

Bedroom 2 12'2" x 8'9" (3.71 x 2.67)

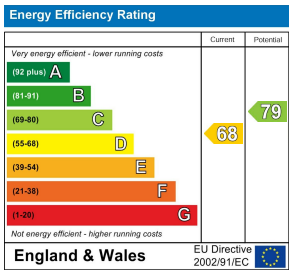
Bedroom 3 8'10" x 6'8" (2.70 x 2.05)

Bathroom 5'10" x 5'2" (1.80 x 1.60)

Agent Note
Parking: off street parking is available with this property
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.
Council tax band A
This property is a probate sale, at the time of marketing probate is still outstanding.

Energy Efficiency Graph

Tenure: Freehold



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