



6 Carrington Avenue, Hornsea, HU18 1JQ

£169,950

*** PRICED TO SELL!! ***

This is a great opportunity to purchase a great size house for a really brilliant price! The vendor for this property has found an onward purchase and so has priced the property to be appealing to the masses. With 3 double bedrooms and 3 flexible reception rooms there is more than enough space for a couple or family alike in this lovely period property. With a well maintained enclosed garden to the rear and only a short walk to the beach, this home is the perfect property for life by the sea!

Floorplan briefly comprises of: Entrance Porch, Entrance Hall, Lounge, Dining Room, Breakfast Room, Kitchen, 3 Bedrooms, Bathroom and Separate W.C.

EPC - D
Council Tax - B
Tenure - Freehold

Entrance Porch

Good sized, partly tiled walls

Entrance Hall

Traditional with staircase and spindle bannister to first floor, under stairs cupboard, radiator and laminate flooring.

Lounge

14'9" x 12'0" (4.5 x 3.67)

Front aspect square bay window allowing plenty of natural light. Adams style wood surround with black, tiled hearth and gas fire. Cornicing to ceiling, dado rail and radiator.

Dining room

11'11" x 10'0" (3.65 x 3.05)

Rear aspect window, dado rail and radiator.

Breakfast Room

11'11" x 8'3" (3.65 x 2.53)

Side aspect square bay window, built in storage cupboards and radiator.

Kitchen

12'5" x 9'10" (3.8 x 3)

Side and Rear aspect windows and door to the rear garden. Fitted wall and base units with work surfaces, space for dishwasher and washing machine and space for free standing elect



First Floor Landing

Loft Access, spindle bannister.

Master Bedroom

12'0" x 15'6" (3.66 x 4.74)

two front aspect windows, cornicing to ceiling, carpet and radiator.

Bedroom Two

10'7" x 9'10" (3.24 x 3.01)

Rear aspect window, Carpet and radiator.

Bedroom Three

10'7" x 9'10" (3.24 x 3.01)

Rear aspect window, radiator and carpet.

Bathroom

6'9" x 5'4" (2.08 x 1.63)

Side aspect window, wash hand basin with storage under. Partly tiled walls, step in shower and radiator.

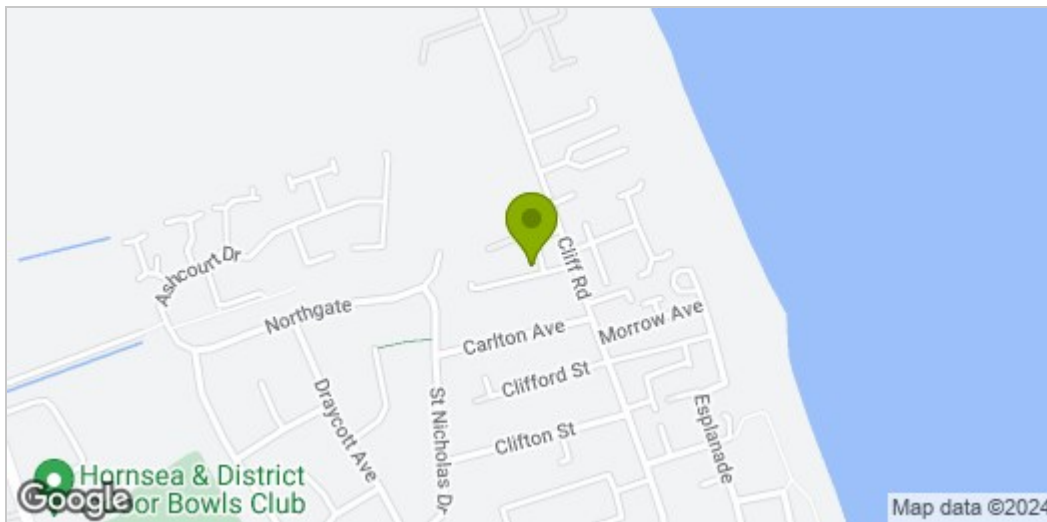
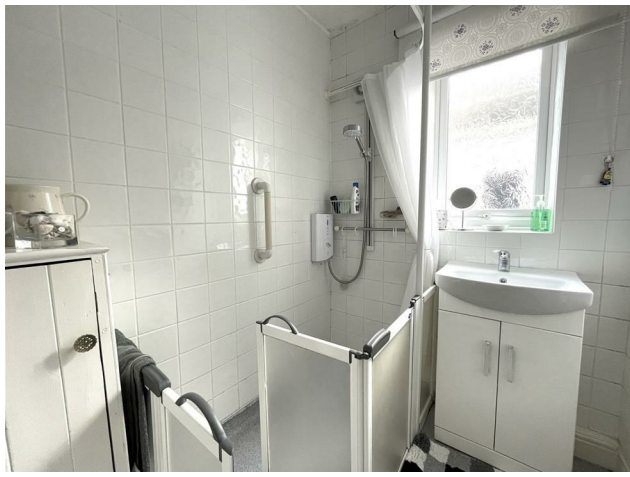
Seperate W.C

Side aspect window, W.C and laminate flooring.

Rear Garden

Laid mainly to lawn with paths to all sides, well stocked, cottage style garden with fenced boundaries and gate to the rear





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		83
(81-91)	B		
(69-80)	C		
(55-68)	D	57	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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