



Firbeck Avenue, Skegness PE25 3JY

welcome to

Firbeck Avenue, Skegness

An Immaculately presented 3 Bedroom Semi-Detached House Located ideally within walking distance to amenities. In brief, the property comprises of an open plan Lounge/ Dining Room / Snug Area, Kitchen, downstairs WC, 3 Bedrooms and Family Bathroom.

Porch

with composite door, double glazing, radiator, power and lighting.
The porch has the entrance door leading into the hallway.

Entrance Hall

Staircase leading to the first floor, double glazed side window, cloak cupboard, radiator and doors leading into:

Lounge/dining/snug

35' 7" x 12' 2" (10.85m x 3.71m)

An impressive feature of the house offering an open plan lounge/dining/snug area with oak style flooring throughout, marble style fireplace with electric fire to the lounge, double glazed bay window to the front elevation and French doors opening to the rear. There is also two radiators.

Kitchen

17' 3" x 7' (5.26m x 2.13m)

Comprises of wall, base and drawer units with worktop space over, sink, integrated double oven and grill and dish washer, Radiator, Two double glazed windows and a door leading externally and a door into:

Wc

Has a WC, sink, extractor unit, radiator and an opaque double-glazed window

Landing

Double glazed side window and loft hatch access.
There is also doors leading to:

Bedroom One

11' 10" min to bay x 9' 10" (3.61m min to bay x 3.00m)

Has a feature fireplace, two built in wardrobes, radiator and a double-glazed bay window.

Bedroom Two

11' 10" x 9' 10" (3.61m x 3.00m)

Has two built in wardrobes, a feature fireplace, radiator and a double-glazed window overlooking the rear garden.

Bedroom Three

8' 2" x 8' 2" (2.49m x 2.49m)

Has a double-glazed window and radiator.

Bathroom

Consists of a shower unit, WC, hand wash basin, storage cupboard with combi boiler, radiator, extractor fan and two opaque double-glazed windows.

Outside Biulding

8' x 8' (2.44m x 2.44m)

A useful space to use as a utility room having power, lighting, water supply, sink and additional WC

External

Externally the property benefits from a good sized block paved driveway to the front which extends through full height wrought iron double gates leading to the garage. Outside tap and lighting. The fully enclosed rear garden area is an impressive size offering patio spaces, lawned areas, mature trees and shrubs. Outside tap and lighting. A self-contained potting shed with power and lighting.





view this property online williamhbrown.co.uk/Property/SKG108843



welcome to

Firbeck Avenue, Skegness

- 3 BEDROOM SEMI-DETACHED HOUSE
- DRIVEWAY
- GARDEN
- OPEN PLAN RECEPTION ROOMS
- WELL PRESENTED THROUGHOUT

Tenure: Freehold EPC Rating: C

offers in the region of

£240,000

directions to this property:

See Multi-map illustration



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

view this property online williamhbrown.co.uk/Property/SKG108843



Property Ref:
SKG108843 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

 **william h brown**



01754 768311



Skegness@williamhbrown.co.uk



20 Roman Bank, SKEGNESS, Lincolnshire, PE25 2RU



williamhbrown.co.uk