



**Park Avenue, Skegness PE25 1BL**

**welcome to**

## **Park Avenue, Skegness**

4 Bed Semi-Detached offering Lounge, Dining Room, Kitchen, Utility Room, Downstairs Shower Room. Upstairs Family Bathroom and separate Wc. Externally the property benefits from a Driveway to the front which also leads down the side of the property and leads to the rear garden.

### **Entrance**

Entrance porch leads into the hallway which has stairs leading to the first floor, cupboard under the stairs, radiator and doors leading into the following rooms:

### **Lounge**

13' 2" x 15' 1" ( 4.01m x 4.60m )  
Has a walk in bay window to the front elevation and radiator.

### **Dining Room**

10' 11" x 13' 3" ( 3.33m x 4.04m )  
Has patio doors leading to the garden and a radiator

### **Kitchen**

17' 11" x 9' 1" ( 5.46m x 2.77m )  
Comprising of wall, base and drawer units with worktop space over, sink, breakfast bar, space for appliances, gas central heating boiler, two windows and door leading externally to the side elevation.

### **Utility Room**

9' 1" x 6' 5" ( 2.77m x 1.96m )  
With space and plumbing for a washing machine, hand basin, radiator and a window to the side.

### **Shower Room**

Has a shower, WC and window to the rear elevation

### **Landing**

Has doors leading to the following rooms:

### **Bedroom 1**

11' 9" x 15' 5" ( 3.58m x 4.70m )  
Has a window to the front and a radiator

### **Bedroom 2**

9' 9" x 13' ( 2.97m x 3.96m )  
Has a window, built in wardrobe and a radiator.

### **Bedroom 3**

8' 6" x 9' ( 2.59m x 2.74m )  
Has a window and a radiator

### **Bedroom 4**

8' 11" x 8' 5" ( 2.72m x 2.57m )  
Has a window and a radiator

### **Bathroom**

Has a bath, hand wash basin, towel radiator and a window to the side elevation

### **Wc**

Has a WC and window.

### **External**

Has a driveway to the front and rear garden. The front of the property is mainly concrete and driveway leads from the front to the rear via the side of the property. To the rear, the garden is mainly laid to lawn and has a patio area.

### **Garage**

Has an up and over door, 2 side doors







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## Park Avenue, Skegness

- 4 BED SEMI-DETACHED HOUSE
- SHOWER ROOM + BATHROOM
- SEPARATE DINING ROOM
- DRIVEWAY
- WALKING DISTANCE TO TOWN & BEACH

Tenure: Freehold EPC Rating: C

**£250,000**

### 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](http://www.focalagent.com)

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Property Ref:  
SKG103096 - 0002

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