



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





view this property online williamhbrown.co.uk/Property/SKG103096



welcome to

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

Council Tax Band: C

£245,000

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/SKG103096



Property Ref:
SKG103096 - 0003

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