



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.

MUST VIEW TO APPRECIATE SIZE AND LOCATION!

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, 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 1

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 2

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 3

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 Building

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.

Agents Note

If the stair lift isn't required by the buyer, the Vendors will have this removed. Alternatively, this can also be left.





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Firbeck Avenue, Skegness

- SPACIOUS & WELL PRESENTED THROUGHOUT
- GOOD SIZED DRIVEWAY WITH GATES
- DETACHED GARAGE
- OPEN PLAN RECEPTION ROOMS
- LARGE REAR GARDEN

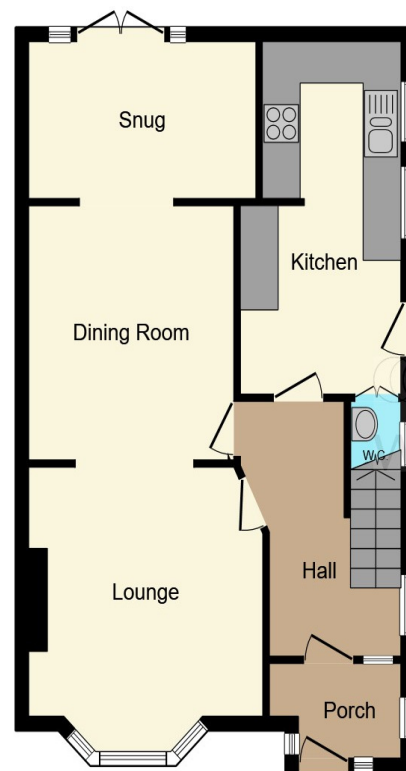
Tenure: Freehold EPC Rating: C

Council Tax Band: B

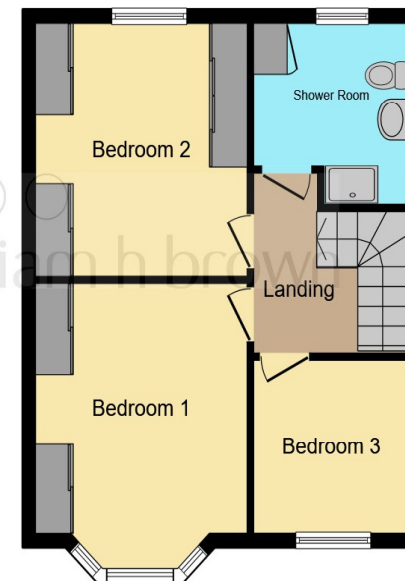
£235,000

directions to this property:

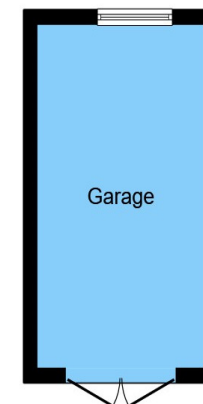
See Multi-Map Illustration



Ground Floor



First Floor



Garage

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

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Property Ref:
SKG109584 - 0006

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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