



George Avenue, Skegness PE25 3SE

welcome to

George Avenue, Skegness

Two Bedroom Semi Detached Family Home, which offers extended accommodation. Located close to Skegness Town Centre, with it's wide range of amenities, beach & sea front attractions.

Entrance Lobby

Entrance via a double glazed entry door, radiator, stairs to first floor, door into;

Lounge

14' Max into Bay x 12' 9" (4.27m Max into Bay x 3.89m)
Feature fireplace with inset log burner and tiled hearth. Ceiling fan / light. radiator. Bay window.
Door into:

Dining Area

8' 10" x 10' 7" (2.69m x 3.23m)
Double glazed window to the side elevation.
Radiator, ceiling fan / light. Under stairs cupboard.
Ample space for a dining table. Wall mounted gas central heating boiler. Door leading to the ground floor shower room.

Kitchen

9' 10" x 8' 10" (3.00m x 2.69m)
Range of fitted base, wall and drawer units.
Contrasting tiled splash backs and flooring. Ample work surfaces with inset stainless steel sink with flexi hose mixer tap over. Built-in oven and hob with extractor over. Space and plumbing for a dish washer and space for further appliances. Double glazed door and window overlooking the rear garden.

Ground Floor Shower Room

Suite comprises a stylish corner Shower Cubicle with an electric shower, low flush wc and inset wash basin with useful in built storage below. Tiled splash backs, chrome style ladder towel radiator. Panelled ceiling. Double glazed window to the rear.

First Floor Landing

Double glazed window to the side elevation on the staircase return, doors to:

Bedroom One

12' 10" Max into Chimney x 12' 11" Max into Bay Window
(3.91m Max into Chimney x 3.94m Max into Bay Window)

With a useful over-stairs cupboard. Radiator.
Double glazed walk-in bay window. Ceiling fan / light.

Bedroom Two

8' 5" x 10' 1" (2.57m x 3.07m)
Double glazed window to the rear, radiator, ceiling fan / light. Loft access.

Family Bathroom

Bath with shower mixer taps and shower screen, inset wash hand basin, low flush wc, tiled splash backs. Extractor fan, radiator, double glazed window to the rear.

Prospective buyers may wish to know that this room was originally the Third Bedroom and could be easily converted back utilising the ground floor Shower Room as the Family Shower Room instead.

External

To the front of the property there is a hard landscaped court yard style garden area. A neighbouring shared, gated passageway leads to the rear garden. A delightful space mainly laid to lawn with established shrubs, paved pathways and seating areas, fenced enclosures offering a degree of privacy. The rear garden has a vegetable growing area. Outside tap and lighting. To the rear of the property there is access to an attached integral Garden Store with lighting.

Timber Shed

12' x 8' (3.66m x 2.44m)



Perfect for additional garden storage if required.



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George Avenue, Skegness

- 2 Bedroom Semi-detached House
- Separate dining room
- Downstairs Shower Room
- Upstairs Bathroom - previously bedroom 3
- Lovely rear garden with timber shed

Tenure: Freehold EPC Rating: C

Council Tax Band: A

£150,000



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:
SKG110048 - 0003

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