



Goodwin Fox

A Fresh Approach To Property

RESIDENTIAL SALES & LETTING AGENTS



4 Chestnut Avenue

Offers Over £135,000

Withernsea, HU19 2PG



THREE BEDROOM SEMI-DETACHED HOUSE WITH NO CHAIN & PRICED TO SELL!

This well presented semi-detached property is offered to the market with vacant possession and no onward chain, having been updated with neutral décor and replacement flooring coverings ahead of going on the market this property offers a great opportunity for any buyer looking to get onto the property ladder at an affordable price point. Located to the south end of the town within a short walk of the beach and local Tesco. With uPVC glazing and gas central heating in place, the accommodation comprises: porch, hallway, lounge open plan dining room, ground floor WC, and kitchen, to the first floor are three nice size bedrooms and a large bathroom. Externally is a good size enclosed garden to the rear, along with a small front garden with pedestrian side access. Available to view via appointment only, contact our office today to arrange this.





Porch/Hallway 3'6" x 5'5" (1.08 x 1.67)

A uPVC glazed entrance door with side panels and side facing windows opens to an internal porch with wall tiling and tiled flooring. Access leads through into the hallway with a radiator and stairs to the first floor with spindles and a built-in storage cupboard below.

Lounge 12'11" x 11'11" excluding bay (3.95 x 3.65 excluding bay)

With a uPVC bay window to the front aspect, decorative electric fireplace, radiator and with double doors creating an open plan layout to the rear dining room.

Dining Room 12'1" x 18'4" (3.70 x 5.60)

Good size reception room across the rear of the property providing a useful living/dining space with uPVC patio doors to the rear garden, side facing uPVC window, radiator and matching fire surround to the lounge. Access leads through to a rear entrance lobby with uPVC door from the garden and with access continuing to the WC and kitchen.

WC 5'4" x 2'11" (1.65 x 0.90)

Fitted with a low level WC and pedestal wash hand basin, tiled walls and flooring and a uPVC window.

Kitchen 8'8" x 9'2" (2.65 x 2.80)

Fitted with pine coloured units to the base and wall with grey speckle worktops over and tiled splash backs. 1.25 stainless steel sink with drainer and mixer tap. Built-in electric oven and grill with separate gas hob. Plumbing for an automatic washing machine and space for a fridge freezer. Radiator, tiled flooring and a uPVC window to the rear aspect.

Landing

Stairs rise from the ground floor with a timber balustrade, spindles and a side facing window.

Bedroom One 10'5" x 12'11" (3.20 x 3.95)

Double bedroom with a uPVC window to the front aspect and radiator.

Bedroom Two 9'2" x 12'1" (2.80 x 3.70)

Rear facing double bedroom with radiator and uPVC window.

Bedroom Three 7'6" x 9'10" (2.30 x 3.00)

Good size third bedroom with a uPVC window to the front aspect and radiator.

Bathroom 8'6" x 8'10" (2.60 x 2.70)

Fitted with a modern white three piece suite comprised of a bath with electric shower above and glass screen, pedestal basin and WC. With tiled walls, vinyl flooring, radiator, two uPVC windows and a built-in airing cupboard housing the gas combi-boiler.

Garden

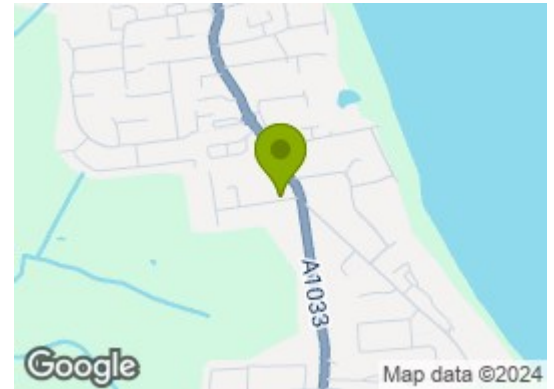
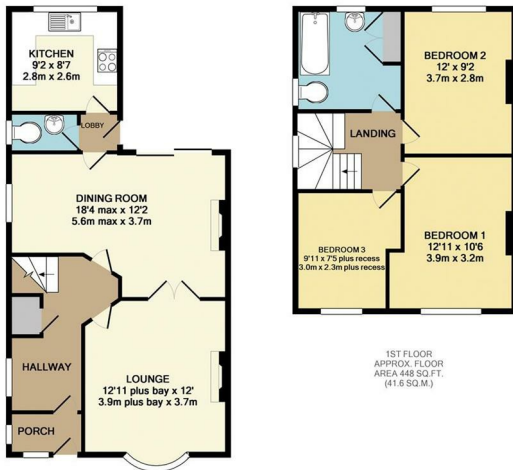
To the rear of the property is a good sized laid to lawn garden with a paved patio area at the bottom, enclosed by fenced boundaries and with a pedestrian gate providing access down the side of the property where there is small front garden with picket fence.

Agent Note

Parking: there is no off street parking is available with this property. Parking is on street only and there are no restrictions/permits required.

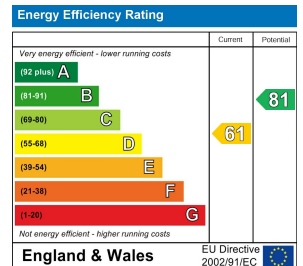
Heating & Hot Water: both are provided by a gas fired boiler.

Mobile & Broadband: we understand mobile and broadband (fibre to the premises) are available. For more information on providers, predictive speeds and best mobile coverage, please visit Ofcom checker.



Energy Efficiency Graph

Tenure: Freehold



Council tax band B.

Services include mains gas, electric and drainage connections. The property is also on a water meter.

Chestnut Avenue is located to the south of Withernsea town centre. Head south on Queen Street, past the Tesco supermarket towards the petrol station. Chestnut Avenue is located just before the petrol station on the right hand side.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make/give any representation or warranty in respect of the property.

