



Goodwin Fox

*A Fresh Approach To Property*

RESIDENTIAL SALES & LETTING AGENTS



## 27 Walter Street

£99,950

WITHERNSEA, HU19 2AD



Spacious three bedroom mid terrace property with three reception rooms providing plenty of living space for most family's needs, located on a side street near to the town centre, local schools and a short walk to the sea front and beach. With uPVC glazing and gas central heating in place the accommodation comprises: hallway, open plan lounge diner, breakfast room/home bar and a modern matt blue fitted kitchen, to the first floor are three double bedrooms and bathroom with four piece suite, externally is a good size south facing garden at the rear that backs onto Edward Street at the rear to provide potential for off street parking. Call our office today to make an appointment to view.







**Hallway**

A uPVC front entrance door opens from a recessed storm porch to the hallway with stairs leading to the first floor landing, laminate flooring, radiator and decorative wall panelling.

**Lounge 11'5" x 11'11" (3.50 x 3.65)**

Front facing living room with a uPVC bay window to the front aspect, laminate flooring, radiator and decorative cornice to the ceiling.

**Dining Room 11'5" x 13'1" (3.50 x 4.00)**

Open plan to the lounge with a rear facing uPVC window, laminate flooring, radiator and under-stairs-storage cupboard.

**Breakfast Room 11'1" x 7'10" (3.40 x 2.40)**

Third reception room leading onto the kitchen, currently used as a home bar, with a side facing uPVC window, radiator and laminate flooring.

**Kitchen 13'1" x 7'10" (4.00 x 2.40)**

Fitted kitchen with modern matt blue units with marbled effect grey worktops, black composite 1.5

bowl sink and drainer with mixer tap, space and plumbing for a washing machine and dishwasher, space for an American style fridge freezer, laminate flooring, gas combi-boiler, two uPVC windows and door to the rear garden.

**Bedroom One 11'3" x 15'8" (3.45 x 4.80)**

Front facing double bedroom spanning the width of the property with a uPVC window and radiator.

**Bedroom Two 11'5" x 10'2" (3.50 x 3.10)**

Second double bedroom with a uPVC window to the rear, uPVC window, laminate flooring, decorative fireplace and alcove storage cupboard.

**Bedroom Three 13'1" x 8'2" (4.00 x 2.50)**

Double bedroom with a uPVC window and radiator.

**Bathroom 11'5" x 4'11" (3.50 x 1.50)**

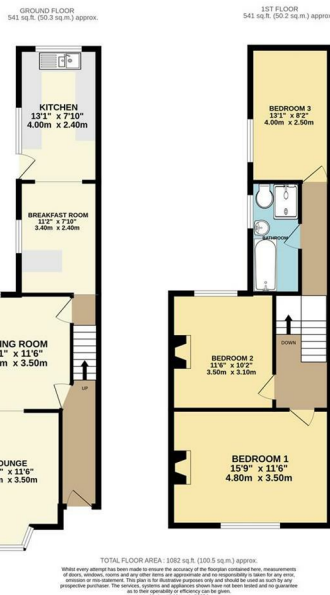
White four piece suite bathroom comprising of a bath, shower cubicle with mains fed dual shower, vanity basin and WC, with tiled splash backs, towel radiator and uPVC window.

**Garden**

To the rear of the property is a long south facing garden, mostly laid to lawn with a central path leading to a decked seating area and space at the bottom housing a shed, with a gate opening to the street at the rear. The property previously had a garage (now removed) so offers potential for off street parking at the rear if desired.

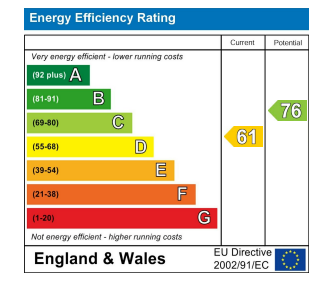
**Agent Note**

Parking: on street parking.  
 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**



Services include mains electric and drainage connections.

Council tax band A.

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.