79 Beaconsfield

£149,999

Withernsea, HU19 2EW

🛏 3   🛁 1   🛋 1   ☰ D

Extended semi-detached house backing onto the playing field at the rear so as not to be overlooked, with three double bedrooms and offered to the market with no chain involved, offering a great opportunity for a family looking to move up the property ladder to this well regarded area within a short walk to the local schools. With uPVC glazing and gas central heating throughout the accommodation comprises: porch, hallway, open plan lounge diner, extended rear kitchen, three first floor double bedrooms and a contemporary shower room, externally are gardens to the front and rear along with a garage and side driveway for off street parking. Call us today to arrange an appointment to view and see all this lovely home has to offer.

Porch/Hallway
A uPVC door opens to a front entrance porch with radiator which leads through into the entrance hall where stairs rise to the first floor landing and access leads through to the lounge.

Lounge Diner 23'11" x 14'5" max (7.30 x 4.40 max)
Open plan living space with a uPVC window to the front aspect and patio doors to the rear garden, with two radiators and a fireplace housing an electric fire.

Kitchen 13'5" x 8'8" (4.10 x 2.65)
Extended rear kitchen fitted with a range of oak effect base and wall units housing a 1.5 bowl stainless steel sink and drainer with mixer tap, an electric oven and hob with extraction fan, space/plumbing for a washing machine, dryer and vertical fridge freezer, laminate flooring throughout, built-in storage cupboard, radiator, wall mounted gas combi-boiler and with three uPVC windows and a door from the side driveway.

Landing
Stairs rise to the landing with a uPVC side facing window, radiator, loft access and a built-in shelved linen cupboard with small radiator.

Bedroom One 10'9" x 9'10" min (3.30 x 3.00 min)
Front facing double bedroom with uPVC window, radiator and built-in wardrobes.

Bedroom Two 8'10" x 9'10" min (2.70 x 3.00 min)
Rea facing double bedroom with uPVC window, radiator and built-in wardrobes.

Bedroom Three 13'5" x 8'8" max (4.10 x 2.65 max)
Rear facing double bedroom with uPVC window and radiator.

Shower Room 8'0" x 7'6" (2.45 x 2.30)
Contemporary shower room comprising of a large walk-in shower with a mains fed dual shower, gloss vanity unit with basin and WC, wet wall panelled walls, laminate flooring, towel radiator and uPVC window.

Garden
To the front of the property is a grassed section of garden with a decorative walled boundaries and a hard standing driveway continuing to a pre-fab garage at the rear and providing off street parking for multiple cars. A gate opens through to the rear where there is a further enclosed garden, laid to lawn with planted borders and a paved patio area.

Agent Note
Parking: off street parking is available with this property.
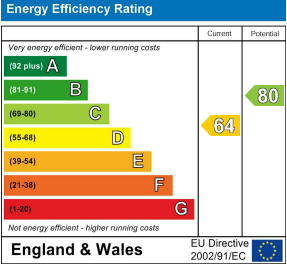Heating & Hot Water: both are provided by a gas fired boiler.
Mobile & Broadband: we understand mobile and broadband (fibre to the premises) are available. For more information on providers, predictive speeds and best mobile coverage, please visit Ofcom checker.

This property is currently going through probate, at the time of marketing probate has yet to be granted and no timescales can be provided for how long this will take.

Tenure: Freehold

Council tax band C.

The property is connected to mains drainage and mains gas.

Energy Efficiency Graph

181 Queen Street, Withernsea, East Yorkshire, HU19 2JR
Telephone: 01964 611281 | www.goodwinfox.com
sales@goodwinfox.com, | rent@goodwinfox.com