



Goodwin Fox

A Fresh Approach To Property

RESIDENTIAL SALES & LETTING AGENTS



39 Chestnut Avenue

£250,000

Withernsea, HU19 2PG



Offered to the market with vacant possession and no chain involved is this traditional three bedroom detached family home, occupying a generous plot with a large south facing garden to the rear and benefitting from a double driveway for off street parking. Retaining many period features and extended to the rear with a spacious living room that offers a great space for entertaining, with majority uPVC glazing throughout and gas central heating in place the property comprises: porch, hallway, rear lounge with open plan sun room, dining room, kitchen, utility, ground floor WC and rear conservatory, to the first floor are three bedrooms, a bathroom with separate shower and a fixed staircase leading to the second floor loft space. Externally is a private garden with a number use useful storage sheds and fully enclosed, ideal for children of pets. Properties of this size are rarely available and although this would benefit from some modernisation to taste it provides a great space for a growing family and must be seen to be appreciated.





Porch/Hallway 14'1" x 7'10" (4.30 x 2.40)

A uPVC door opens to a glazed front entrance porch with a traditional wooden door with top light and feature stained glass window. With black and white checker tiled flooring, radiator, cornice and a traditional spindled staircase rising to the first floor landing with a cupboard below housing the gas combi-boiler.

Lounge 15'5" x 13'7" (4.70 x 4.15)

Spacious open plan living room at the rear of the property, with a side facing uPVC window, fireplace with gas fire, radiator and cornice to the ceiling.

Sun Room 12'9" x 11'3" (3.90 x 3.45)

Open plan to the lounge, with uPVC glazed windows, radiator and door to the garden.

Dining Room 12'7" x 14'1" excl bay (3.85 x 4.30 excl bay)

Second reception room with a front facing uPVC bay window, radiator, cornice to the ceiling and a fireplace with electric fire.

Kitchen 15'7" x 8'6" (4.75 x 2.60)

Fitted with wooden fronted units with white worktops and tiled splash backs, housing a stainless steel sink with drainer and mixer tap, built-in oven and electric hob, space for an under counter fridge, rear facing uPVC window, space for a breakfast table, tiled flooring throughout and open plan to the utility.

Utility 9'2" x 8'6" (2.80 x 2.60)

With fitted units, tiled flooring, front facing uPVC window, space/plumbing for white goods and access through to the conservatory and ground floor WC.

Ground Floor WC 4'5" x 5'2" (1.35 x 1.60)

With a basin, WC and radiator.

Conservatory 12'1" x 9'2" (3.70 x 2.80)

Of uPVC construction under a pitched roof with doors opening to the rear garden.

Landing

Stairs lead onto the landing with a side facing uPVC window, radiator and a door opening to a stairwell with a timber frame side facing window and stairs to the second floor loft space.

Bedroom One 12'9" x 13'1" (3.90 x 4.00)

Front facing double bedroom with radiator, exposed wooden flooring and fitted bedroom furniture.

Bedroom Two 11'7" x 12'7" (3.55 x 3.85)

Rear facing double bedroom with uPVC window and radiator.

Bedroom Three 12'7" x 7'10" (3.85 x 2.40)

Single bedroom with a uPVC window to the front and radiator.

Bathroom 11'5" x 5'10" (3.50 x 1.80)

Blue bathroom suite comprising of a bath, pedestal basin, WC and

bidet. With vinyl flooring, wall tiles, radiator, rear facing uPVC window and a shelved cupboard. Adjoining the bathroom is a separate shower (1.80m x 1.00m) with electric shower unit, towel radiator and uPVC window.

Loft Space 11'7" x 13'9" (3.55 x 4.20)

Stairs rise to a converted loft space with skylight and access to further eaves space for storage. (Please be advised we are not aware of any building regulation approval for the loft conversion, it may be that it was been done prior to building regulations coming into effect so no records will exist).

Garden & Garage

The property has two gated resin bound driveways down both sides of the property, providing plenty of off street parking and access to the garage, with a walled frontage and path to the front door. A gate opens through to a large South facing rear garden, enclosed by fenced boundaries, with mature trees and planting, and decorative paved pathways. Included within the garden is a brick store shed, further wooden shed and a glazed potting shed adjoining the rear of the garage.

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,




TOTAL FLOOR AREA: 1766 sq.ft. (164.1 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Graph

Tenure: Freehold

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			74
(81-91) B			
(69-80) C			
(55-68) D		60	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Council tax band C.

The property is connected to mains drainage and mains gas.

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.