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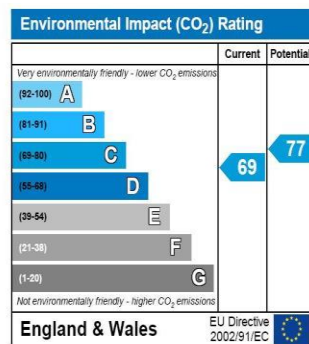
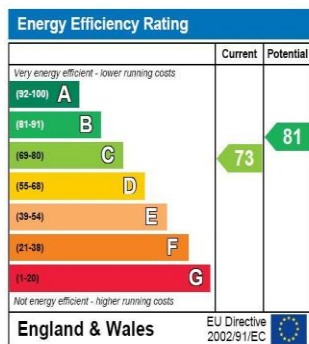
**39a Firbeck Avenue, Skegness, Lincs, PE25 3LA**



Firbeck Avenue, Skegness, Lincs, PE25 3LA

Asking Price: £339,950

NO FORWARD CHAIN. SUPERB INDIVIDUAL DESIGN A stylish property offering extensive and versatile accommodation. The accommodation includes Large Reception Hall, 26' Sitting/Dining Room, 17' Dining Kitchen, 17" Lounge leading out to a walled garden, Bathroom, Bedroom with En-Suite Shower. Two further large Bedrooms and Shower Room to first floor, gas central heating, pvc double glazed windows and fascias, paved sitting areas, gardens, in/out tarmac drive plus second tarmac drive and large single garage. EPC Rating C



## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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## LOCATION

Firbeck Avenues lies to the south of Skegness town centre. From Hunters Turner Evans Stevens office follow Roman Bank southwards, left into Lumley Road, the main shopping street and approximately 100 yards before the Clock Tower turn right into Drummond Road, third right into Saxby Avenue and left into Firbeck Avenue. It is convenient for the beach, town centre and the Richmond School.

## ACCOMMODATION

### FURNISHING CONTENTS

may be available by separate negotiation.

### RECEPTION HALL

*4.50m (14' 9") x 2.77m (9' 1")*

including stairs. With ramped block paved access to the very stylish front metal door with 4 glazed panels, coving to ceiling and wood bannister leading off, oak doors leading off, telephone point. radiator, telephone point, opening to the (for those who prefer a slightly less open plan design then double doors could be fitted here) :-

### SITTING / DINING ROOM

*7.98m (26' 2") x 3.48m (11' 5")*

reducing to 9'8" (2.95m) With downlights to coved ceiling, radiator, pvc window to the front elevation, 2 radiators, low and high level T.V aerial points and power point, telephone point, pvc patio doors to the east sitting area and opening to the:-

### KITCHEN

*5.38m (17' 8") x 2.82m (9' 3")*

Being beautifully fitted with a comprehensive range of base and wall units, wood effect worksurfaces with inset stainless steel sink unit, appliance space, space for fridge freezer, integrated dishwasher, built in oven and separate grill, electric ceramic hob and hood above, concealed gas central heating boiler, space for american style refridgerator, pvc door and window to the rear elevation.

### LOUNGE

*5.38m (17' 8") x 3.71m (12' 2")*

With a pvc window to the front elevation with nice open outlook, radiator, T.V aerial point, pvc double doors to the garden.

## BEDROOM 1

*4.14m (13' 7") x 3.51m (11' 6")*

With pvc windows to the side and rear, coving to ceiling, high level T.V aerial and power points, radiator.

## EN-SUITE SHOWER ROOM

*2.31m (7' 7") x 1.17m (3' 10")*

Stylishly fitted with a large tiled shower enclosure with screen doors, raindrop shower head and hand shower attachment, hand basin, W.C, tiled floor and walls, opaque pvc window, extractor light, chrome ladder towel radiator.

## BATHROOM

*2.29m (7' 6") x 1.93m (6' 4")*

Beautifully fitted with a double ended bath with centre wall mounted filler tap, modern suite of furniture with hand basin and W.C with concealed cistern, cupboards, mirror, tiled floor and walls, opaque pvc window, chrome ladder towel radiator, extractor.

## LANDING

With access to roof space, wood double glazed skylight window.

## BEDROOM 2

*4.57m (15' 0") x 3.12m (10' 3")*

minimum plus dormer recess. With 2 wood double glazed skylight windows, access to eaves roof space, high level T.V aerial and power points.

## BEDROOM 3

*4.57m (15' 0") x 2.77m (9' 1")*

minimum plus dormer recess. With 2 wood double glazed skylight windows, access to eaves roof space, high level T.V aerial and power points.

## SHOWER ROOM

*1.75m (5' 9") x 1.55m (5' 1")*

With corner tiled shower enclosure with corner entry doors and extractor light, suite of furniture with inset hand basin and W.C with concealed cistern, wood double glazed skylight window, tiled floor and tiled walls with mosaic detail, chrome vertical towel radiator,

## OUTSIDE

A decorative brick wall fronts Firbeck Avenue and Letwell Crescent with an in/out tarmac drive with granite block edging and exterior lighting all round. There are walled low maintenance lawned gardens with paved sitting areas and with sensor security lighting. To the Letwell frontage is a tarmac car space to the:-

## GARAGE

*5.44m (17' 10") x 3.10m (10' 2")*

With sectional door, light and power, rear metal door to garden.

## TENURE

We believe this property to be Freehold. All interested parties are advised to make their own enquires.

## SERVICES

The agents have not inspected or tested any of the services or service installations and purchasers should rely on their own survey.

## VIEWING

By prior appointment with Hunters Turner Evans Stevens office in Skegness and accompanied by their personnel.

## OPENING HOURS:

Monday - Friday: 9.00am - 5.30pm

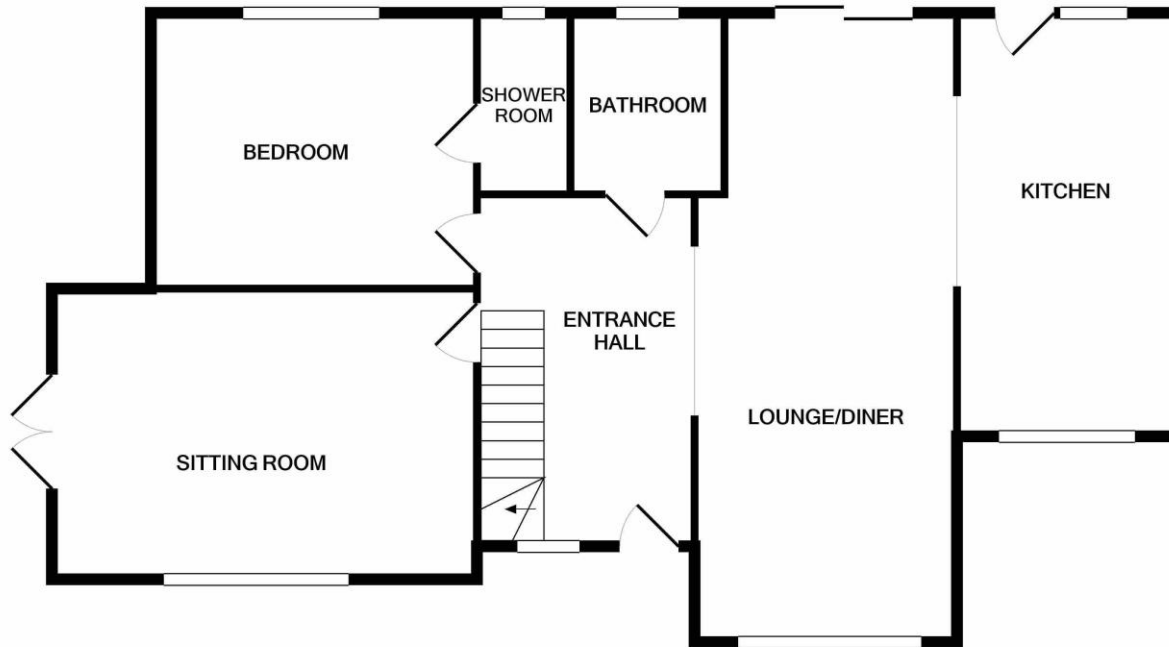
Saturday: 9.00am - 12.30pm

## THINKING OF SELLING?

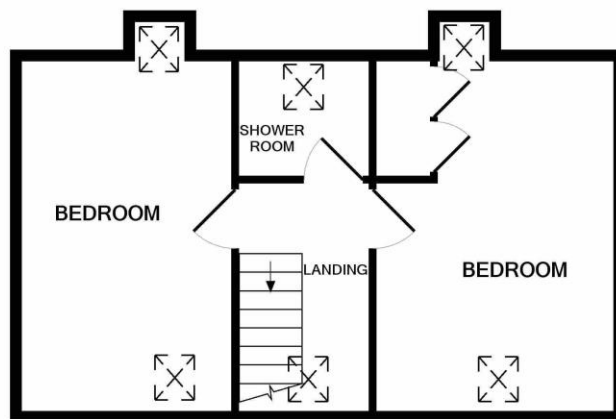
If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

## DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.



GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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