



Goodwin Fox

A Fresh Approach To Property

RESIDENTIAL SALES & LETTING AGENTS



37 Lascelles Avenue

WITHERNSEA, HU19 2EA

Offers In The Region Of
£155,000



Very spacious and modernised throughout, this three bedroom mid-terrace house occupies a desirable street within the centre of town, just moments from the local shops, schools and beach. Offering an excellent opportunity for those looking to enjoy life by the sea, the property combines generous living accommodation with a surprisingly large rear garden and useful garage space.

Offered to the market with vacant possession and no chain involved, this well presented home is ready for a new owner to move straight into. The property would make an ideal choice for first time buyers, families or anyone seeking a coastal home without the need to undertake renovation work.

Inside, the accommodation is neutrally styled throughout and includes two reception rooms, a modern fitted kitchen, ground floor WC and three bedrooms. The layout provides plenty of flexibility, with the second reception room offering space for dining, a playroom or an additional sitting area, depending on the needs of the new owner.

The rear garden is a particular highlight and offers considerably more outdoor space than is often found with terrace properties in the town. Laid mainly to lawn with fenced boundaries and a patio area, it leads to a detached brick-built garage which has been part converted to create a useful recreational space. This could provide an ideal home bar, gym or hobby room, although it could be returned to its original garage use if required.

There is potential to create off street parking at the front, subject to the installation of a dropped kerb, while a private vehicular access road serves the properties to the rear. With its spacious accommodation, excellent location and versatile outside space, this is an appealing home for anyone wanting to be close to the town centre and beach.





The front garden offers potential for off street parking, subject to the installation of a dropped kerb. The neighbouring properties have already created front parking, making this a possibility for the new owner to explore. A front entrance porch opens into a welcoming hallway, where stairs rise to the first floor with a useful storage cupboard beneath. The front-facing lounge features an attractive bay window and wall-mounted decorative fireplace. The second reception room is positioned towards the rear of the property and could be used as a dining room, playroom or additional sitting room. A large window overlooks the garden, while a useful built-in cupboard provides additional storage. A ground floor WC leads from the hallway for convenience. Continuing through the property is the galley-style kitchen, fitted with modern units, a built-in oven and hob, together with further space for additional white goods. The kitchen leads into a useful rear entrance porch, which provides access down into the garden. The rear garden is deceptively spacious and is laid mainly to lawn, with fenced boundaries and a patio area providing space for outdoor seating. At the bottom of the garden is a detached brick-built garage with an up-and-over door and personal door. The garage has been

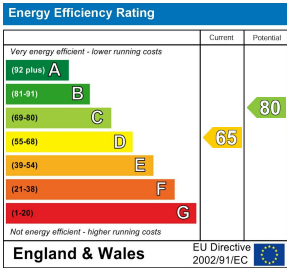
partitioned to create a recreational space, which could be used as a home bar, gym or hobby room. Alternatively, it could be returned to its original use as a working garage if required. A personal gate provides access to the private vehicular access road running behind the property. The first floor landing gives access to three bedrooms and the family bathroom. The front-facing main bedroom is a good size, while the rear-facing second bedroom benefits from large built-in wardrobe space. There is also a further single front-facing bedroom. The family bathroom completes the accommodation and is fitted with a bath and shower over. **Front Porch** **Hall** **Lounge (Reception) 1246'9" x 1246'9" (380 x 380)** **Dining Room 1164'8" x 1181'1" (355 x 360)** **Kitchen 1968'6" x 623'4" (600 x 190)** **Rear Porch 590'7" x 656'2" (180 x 200)** **Bedroom One 1246'9" x 1115'6" (380 x 340)**

Bedroom Two 1017'1" x 1181'1" (310 x 360) **Bedroom Three 951'5" x 656'2" (290 x 200)** **Bathroom 574'2" x 606'11" (175 x 185)** **Garage** **Garden** **Agent Notes** Parking: On street parking, no permit 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 in the area. For more information on providers, predictive speeds and best mobile coverage, please visit Ofcom checker. Council tax band A. The property is connected to mains gas and mains drains services.



Energy Efficiency Graph

Tenure:



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