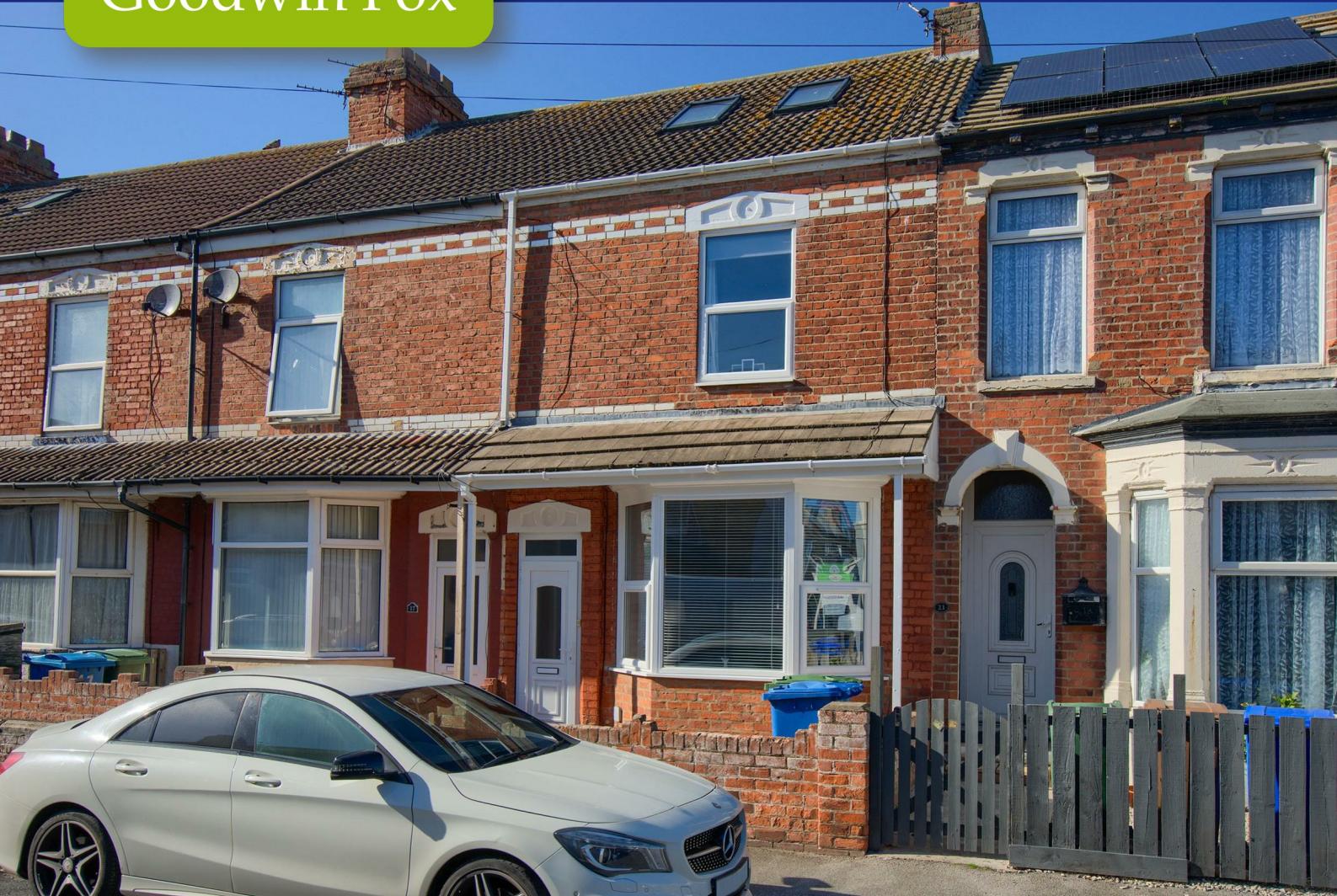




Goodwin Fox

A Fresh Approach To Property

RESIDENTIAL SALES & LETTING AGENTS



19 Cheverton Avenue

£139,950

Withernsea, HU19 2HW



Deceptively spacious, this beautifully presented two-bedroom terrace – with the added benefit of a converted loft space – offers the perfect home for a young family. Extended to the rear and tastefully finished to a high standard, the property features a stylish contemporary kitchen with grey-fronted units, oak internal doors, and neutral décor throughout, ready for a new owner to move straight in and enjoy.

The open-plan ground floor flows seamlessly from lounge to dining room to kitchen, creating a sociable and versatile living space. Upstairs, two double bedrooms are complemented by a modern family bathroom with both bath and separate shower, with a fixed staircase leading to the second floor converted loft space.

Externally, the property boasts a generous laid to lawn rear garden with patio area, fully enclosed to provide a safe environment for children and pets alike.

With the Promenade at the end of the street and the town centre only a short walk away, this centrally located home offers both comfort and convenience. Homes of this standard and style are rarely available and must be viewed to be fully appreciated.





A walled front yard leads into an internal porch, which in turn opens to a welcoming hallway flowing directly into the central dining room. Here, a spindled staircase rises to the first floor, while French doors open onto the rear garden. Double doors connect to a front-facing living room, complete with a bay window and a charming exposed brick fireplace, creating a bright yet cosy reception space.

The kitchen is fitted with contemporary grey units, complemented by butcher's block-style worktops and a built-in oven with gas hob. From here, a utility room provides a practical area for laundry appliances, with direct access to the garden and the added convenience of a ground floor WC.

Upstairs, the first floor offers two well-proportioned double bedrooms and a stylish family bathroom fitted with a four-piece suite. A fixed staircase continues to the second floor,

where a converted loft space with twin skylights provides valuable additional accommodation.

Externally, the rear garden is of a good size, laid mainly to lawn with a paved pathway leading to a patio seating area. Fully enclosed with fenced boundaries and a rear pedestrian gate, it offers both privacy and practicality.

Porch/Hallway

Lounge 12'5" x 10'11" (3.80 x 3.35)

Dining Room 14'5" x 13'1" (4.40 x 4.00)

Kitchen 14'1" x 8'2" (4.30 x 2.50)

Utility 15'8" x 6'6" (4.80 x 2.00)

WC 5'10" x 3'3" (1.80 x 1.00)

Landing

Bedroom One 12'5" x 14'5" (3.80 x 4.40)

Bedroom Two 13'1" x 9'0" (4.00 x 2.75)

Bathroom 7'8" x 8'0" (2.35 x 2.45)

Loft Space 11'11" x 12'9" (3.65 x 3.90)

Garden

Agent Note

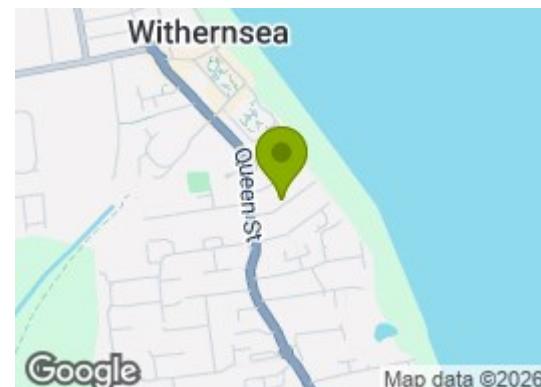
Parking: on street parking only.

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.

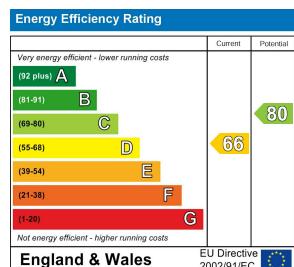
Council tax band A.

The property is connected to mains gas and mains drainage.



Energy Efficiency Graph

Tenure: Freehold



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 firms employment has the authority to make/give any representation or warranty in respect of the property.

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