





Alma Avenue,Skegness PE25 2NU

william h brown

welcome to

Alma Avenue, Skegness

Three-bedroom semi-detached home in a convenient Skegness location, close to schools, transport links and amenities. Featuring driveway, rear garden, useful outbuilding and outdoor WC.

Entrance Hall
Welcoming entrance hall with attractive wood-effect flooring and useful understairs storage, providing an ideal space for coats, shoes and everyday belongings. Doors lead through to the principal ground-floor accommodation.

Lounge
13' 7" x 13' 2" (4.14m x 4.01m)
A spacious reception room featuring a bay window overlooking the front of the property, creating a bright and welcoming space. The room also benefits from a gas fireplace, providing an attractive focal point.

Dining Room
11' 5" x 10' 3" (3.48m x 3.12m)
A separate dining room positioned to the rear of the property, with window overlooking the garden and radiator. The room benefits from useful storage and a fireplace, together with access through to the kitchen.

Kitchen
7' 8" x 7' (2.34m x 2.13m)
Fitted with a range of wooden-effect base and wall-mounted units complemented by work surfaces and a stainless-steel sink positioned beneath the rear-facing window. There is provision for a cooker and under-counter appliances, together with a uPVC door providing direct access to the rear garden.

Landing
The first-floor landing provides access to all three bedrooms and the family bathroom. Finished with carpeted flooring, the landing also benefits from a loft hatch and useful integrated airing cupboard.

Bedroom One
11' 5" x 10' 3" (3.48m x 3.12m)
A well-proportioned double bedroom situated to the rear of the property, benefiting from a rear-facing window and radiator. The room also features a fitted single wardrobe and attractive wood-effect flooring.

Bedroom Two
11' 5" x 10' 9" (3.48m x 3.28m)
A further double bedroom with rear-facing window and radiator. The room benefits from a fitted single wardrobe and carpeted flooring.

Bedroom Three
7' 8" x 7' (2.34m x 2.13m)
A further double bedroom with rear-facing window and radiator. The room benefits from a fitted single wardrobe and carpeted flooring.

Bathroom
The family bathroom comprises a panelled bath with electric shower over, pedestal wash hand basin and WC. There is also a fitted airing cupboard housing the immersion heater, side-facing window and wood-effect flooring.

Front External
The property benefits from a spacious driveway, providing valuable off-road parking and leading directly to the main entrance. A gated side access provides convenient access through to the rear garden.

Rear External
The rear garden is predominantly laid to lawn, with an additional turfed area providing an ideal space for outdoor seating, entertaining or family use. The garden also provides access to the useful outbuilding.









Outbuilding
A versatile additional space offering excellent potential for storage, utility use or hobbies. Plumbing is already installed for a washing machine/dryer, making this a particularly practical addition.

Outside Wc
A separate external WC provides additional convenience and complements the utility/storage facilities within the outbuilding.

Agent's Note
An excellent opportunity for those seeking a well-located family home or investment property in Skegness. Offering three bedrooms, generous parking, garden space and useful external accommodation, this property is not to be missed.

Solicitor Services
Need help with the legal side of your move?
Our experienced in-house solicitors are on hand to assist with both the sale and purchase of your property, helping to make the process as straightforward as possible. Ask our team about our No Sale, No Fee service and find out how we can support you throughout your move.

Mortgage & Financial Services
Looking to understand your mortgage options or the cost of moving?
Speak to our experienced mortgage adviser, with 15 years' industry experience, who can provide guidance tailored to your individual circumstances. Whether you're a first-time buyer, home mover, investor or looking to sell, our adviser can assist with mortgage services and a comprehensive Cost to Move analysis, helping you understand the financial implications of your move from the outset.

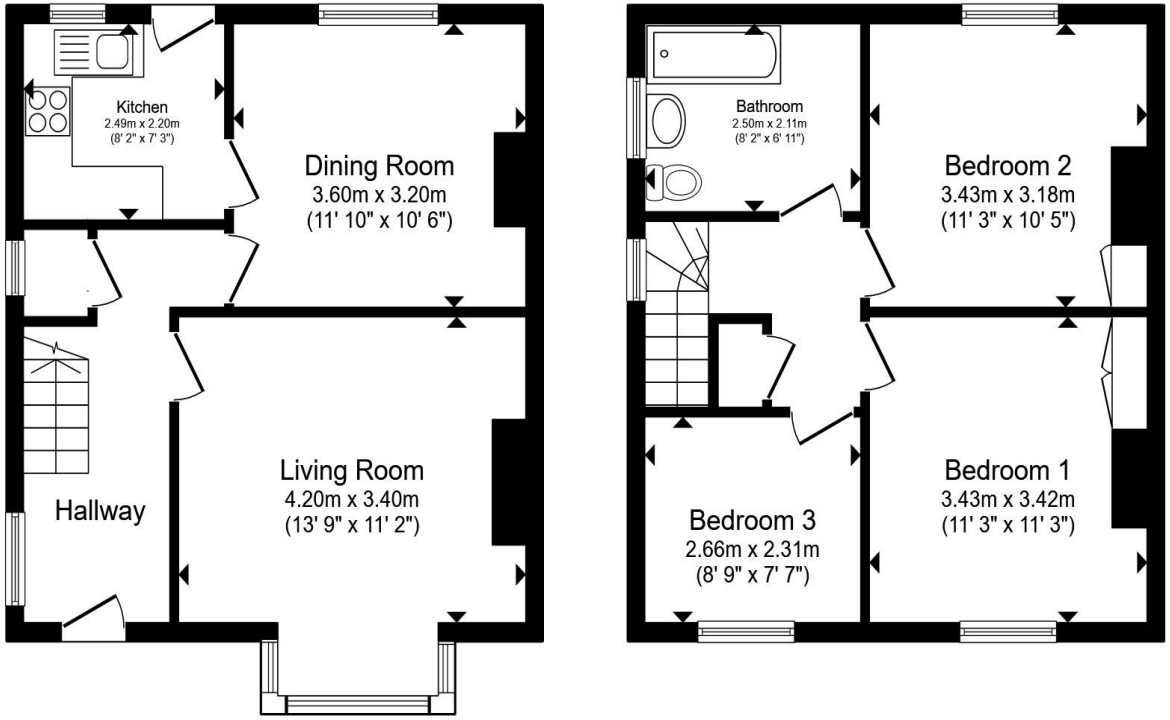
welcome to

Alma Avenue, Skegness

- Semi-Detached House
- Three Bedrooms
- Lounge & Dining Room
- Separate Kitchen
- Bathroom with Electric Shower Over

Tenure: Freehold EPC Rating: E
Council Tax Band: A

£170,000



Ground Floor **First Floor**

Total floor area 84.5 m² (909 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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The Property Ombudsman

Property Ref:
SKG110327 - 0003

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