



26 Firbeck Avenue, Skegness,
Lincs, PE25 3LA



£199,950

- NO CHAIN
- GREAT LOCATION
- CLOSE TO BEACH & TOWN
- DRIVE & GARAGE
- FREEHOLD
- GOOD SIZED REAR GARDEN
- REAR STORE & W.C
- GREAT POTENTIAL
- EPC RATING F
- COUNCIL TAX BAND C



NO CHAIN. IN NEED OF MODERNISATION. A 4 Bedroom Detached House situated in a great location to the south of Skegness town centre within easy walking distance of the Beach and shops. The accommodation comprises Entrance Hall, Lounge, Dining Room, Kitchen and Pantry. To the first floor are 4 Bedrooms, a Bathroom and separate W.C. There is a garden to the front with contract drive and Garage and to the rear is a good sized lawned garden. Viewing is recommended to appreciate the potential this property has to offer. EPC Rating F

ACCOMMODATION

Entrance is on the front elevation via an **OPEN PORCH** with door and side screens with coloured leaded panels opening to the:

ENTRANCE HALL

With coloured leaded glazed window to the side elevation, stairs to first floor.

LOUNGE 4.31m x 3.58m (14'1" x 11'8")

With walk in bay window to the front elevation and further window to the side elevation, both with coloured leaded top lights, brick faced chimney breast with inset gas coal flame effect fire.



DINING ROOM 3.98m x 3.04m (13'1" x 10'0")

With glazed door to the rear elevation, brick fireplace with inset gas coal flame effect fire.

KITCHEN 3.07m x 2.37m (10'1" x 7'10")

With base units, worksurfaces, inset stainless steel sink unit, space for electric cooker, space for fridge freezer with built in cupboard above, single glazed windows of the side and rear elevations, door to:-

PANTRY 2.06m x 1m (6'10" x 3'4")

With window to the rear elevation shelving.

1ST FLOOR LANDING

With coloured leaded glazed window to the side elevation.

BEDROOM 1 4.56m x 3.15m (15'0" x 10'4")

With walk in bay window to the front elevation, window to the side elevation.

BEDROOM 2 3m x 2.72m (9'10" x 8'11")

With window to the rear elevation.

BEDROOM 3 3.97m x 2.74m (13'0" x 9'0")

With windows to the front and rear elevations.

BEDROOM 4 2.55m x 2.43m (8'5" x 8'0")

With windows to the front and side elevations, built in wardrobes.

BATHROOM 2.28m x 1.94m (7'6" x 6'5")

With path, and pedestal hand basin, part tiled walls, opaque window to the rear elevation, built in cupboard.

W.C

With W.C, window to the side elevation.



OUTSIDE

To the front is a garden area with path to the front door. A concrete drive provides for off street parking and leads to the:-

GARAGE

With double wooden doors, light and power connected.

To the rear of the Garage are two brick **OUTBUILDINGS**, one with a high flush W.C, and the other being a Store with door to the rear garden.

The rear garden is mainly lawned with concrete paths, garden borders and timber garden SHED.

TENURE

Freehold.

SERVICES

The property has mains gas, electricity, water and drainage connected.

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

COUNCIL TAX

Charging Authority – East Lindsey District Council
Band C - 2025/26 - £1,992.43





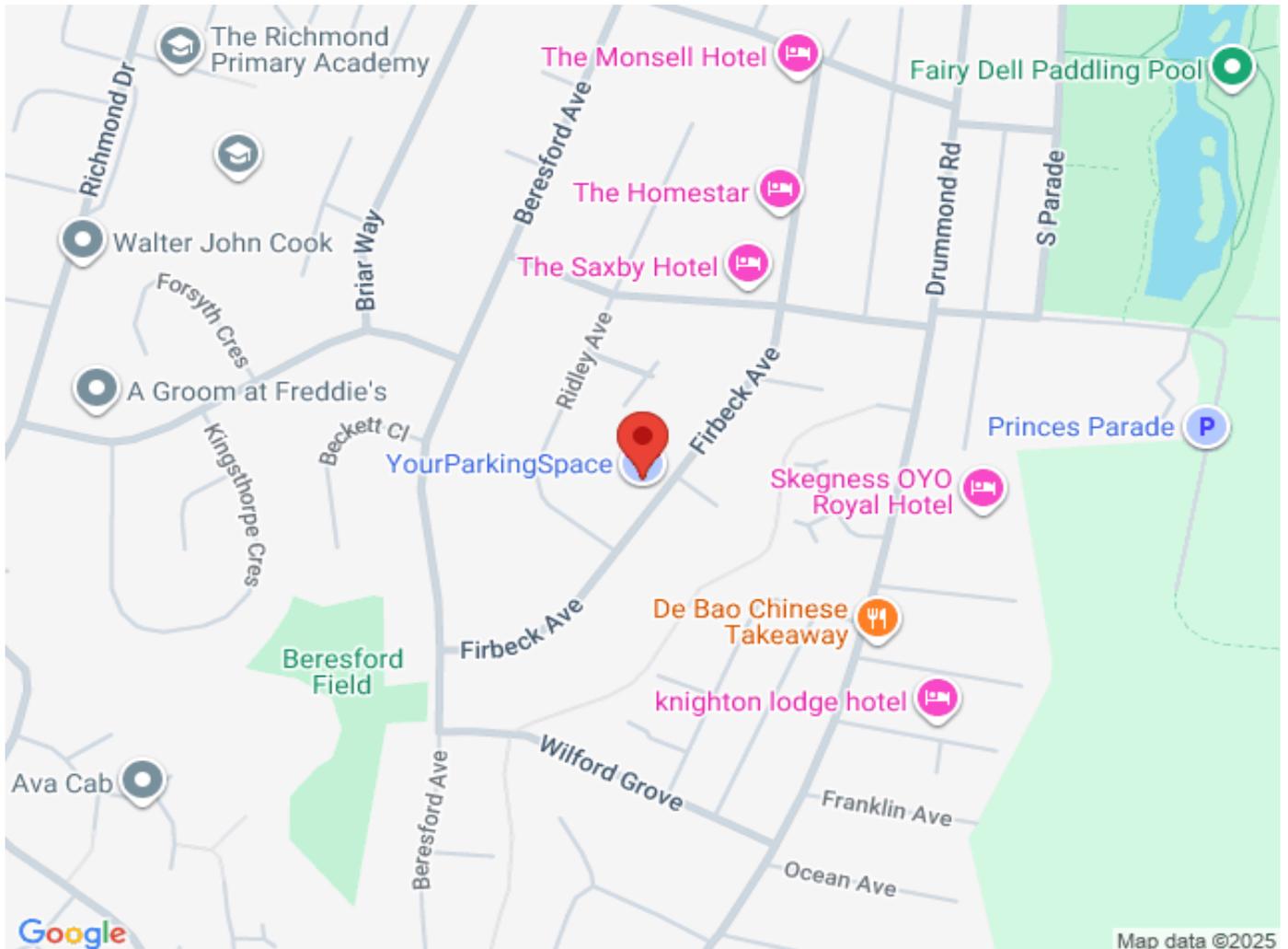
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AGENTS NOTES

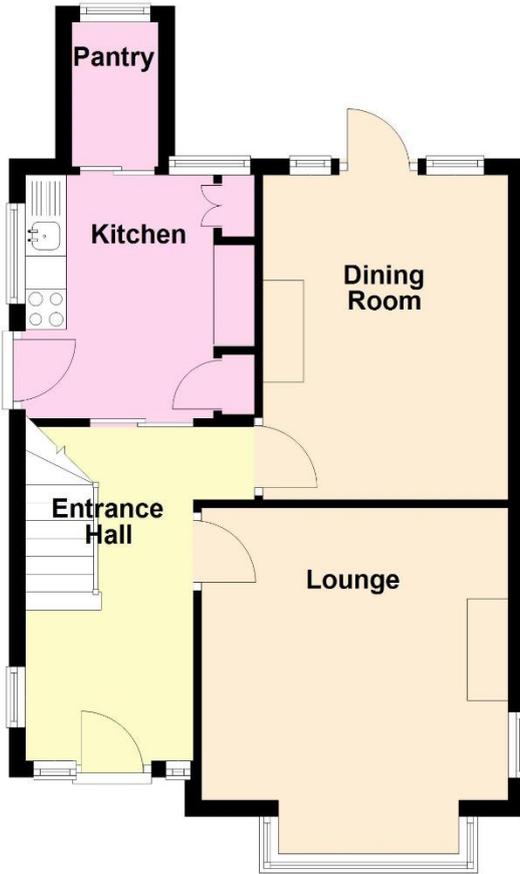
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Ground Floor

Approx. 47.1 sq. metres (507.1 sq. feet)

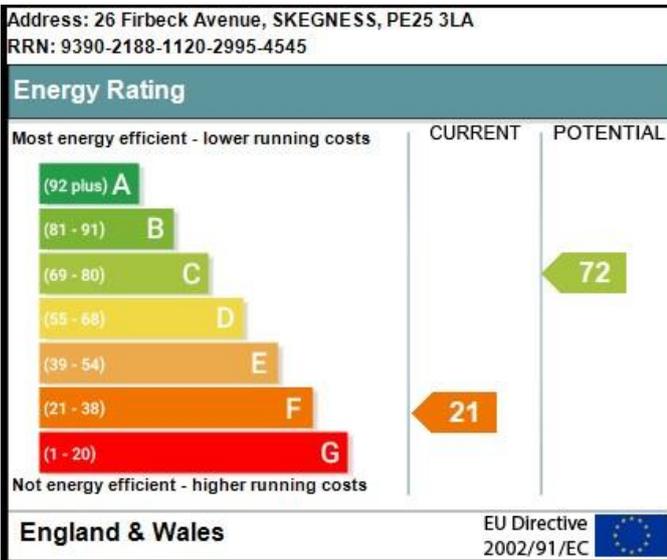


First Floor

Approx. 53.5 sq. metres (575.5 sq. feet)



Total area: approx. 100.6 sq. metres (1082.6 sq. feet)



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