



Goodwin Fox

A Fresh Approach To Property

RESIDENTIAL SALES & LETTING AGENTS



4 Chestnut Avenue

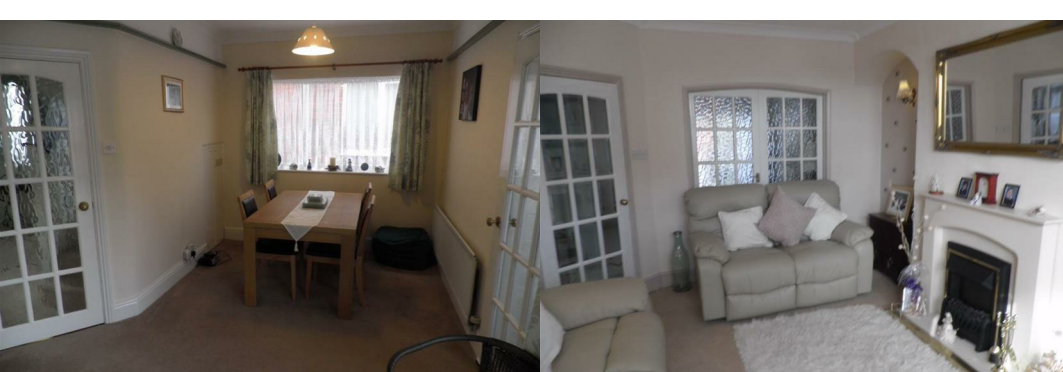
£575 Per Month

Withernsea, HU19 2PG



LOOKING FOR THE IDEAL FAMILY HOME? This well presented semi detached property is located to the south of the town centre and within easy reach of local facilities and schooling. With part double glazing and gas central heating, the property has accommodation comprising porch, hallway, lounge, dining room, WC, lobby and kitchen. To the first floor are three nice size bedrooms and a large bathroom. To the rear is a nice garden with patio area, being ideal for al fresco dining. Viewing is recommended.





Porch 354'4" x 547'11" (108 x 167)

1.08m x 1.67m (3' 7" x 5' 6")Upvc half glazed entrance door with side panels and a Upvc window to the side aspect. Fully tiled walls and flooring.

Inner Hall

Stairs rise and turn to the first floor with a built in storage cupboard below. Picture rail and dado rail to the walls. Ceiling light, central heating radiator and smoke alarm. Hardwood half glazed door leading from the front porch.

Lounge (Reception) 1292'8" x 1194'3" (394 x 364)

3.94m plus bay x 3.64m (12' 11" x 11' 11")Upvc bow window to the front aspect and glazed double doors to the dining room. Fireplace with built in electric fire and brass trim. Three wall lights, ceiling light and coving.

Dining Room 1213'11" x 1837'3" (370 x 560)

3.70m max x 5.60m (12' 2" x 18' 4")Upvc sliding patio doors leading out to the rear garden and a upvc window to the side aspect. Fireplace with electric fire and brass trim. Central heating radiator, two ceiling lights and picture rail.

Lobby

Upvc door to the rear garden, ceiling light, tiled flooring and half tiled walls.

WC 534'9" x 285'5" (163 x 87)

0.87m x 1.63m (2' 10" x 5' 4")Fitted with a low level WC and pedestal wash hand basin. Tiled walls and flooring. Original hardwood panelled door, ceiling light and Upvc window to the side aspect.

Kitchen 862'10" x 921'11" (263 x 281)

2.63m x 2.81m (8' 8" x 9' 3")Fitted with pine coloured units to the base and wall with grey speckle worktops over and tiled splash backs. 1.25 stainless steel sink with drainer and mixer tap. Built in electric oven and grill with separate gas hob. Plumbing for an automatic washing machine and space for a fridge freezer. Central heating radiator, strip light, coving, tiled flooring and a Upvc window to the rear aspect.

Landing

Stairs rise from the ground floor with a timber balustrade and spindles. Timber frame double glazed window to the side aspect above the stairs. Ceiling light, dado rail and smoke alarm.

Bedroom One 1053'2" x 1289'4" (321 x 393)

3.93m x 3.21m max (12' 11" x 10' 6")Upvc window to the front aspect. Ceiling light, picture rail and original hardwood panelled door.

Bedroom Two 915'4" x 1204'1" (279 x 367)

3.67m x 2.79m (12' 0" x 9' 2")Upvc window to the rear aspect, central heating radiator, ceiling light, picture rail and original hardwood panelled door.

Bedroom Three 744'9" x 990'10" (227 x 302)

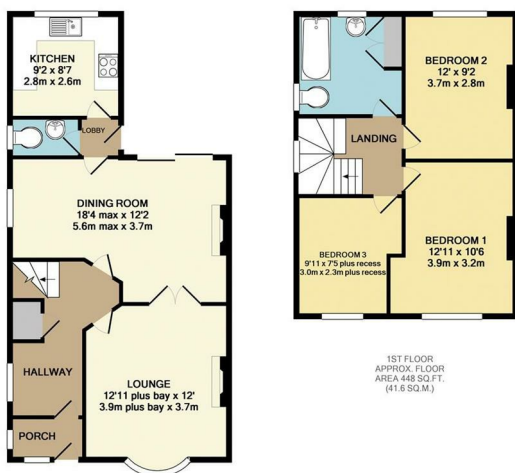
3.02m x 2.27m min (9' 11" x 7' 5")Upvc window to the front aspect, ceiling light, picture rail and original hardwood panelled door.

Bathroom 839'11" x 876'0" (256 x 267)

2.56m x 2.67m max (8' 5" x 8' 9")Fitted with a three piece cream suite comprised of a wood panelled bath with electric shower over, pedestal wash hand basin and low level WC. Cream tiled splash backs and laminate flooring. Ceiling light, central heating radiator, loft hatch and a built in airing cupboard. Two Upvc windows to the side and rear aspect.

Garden

To the rear of the property is a good sized laid to lawn garden with a paved patio area and raised planted flower beds. Hard standing area to store bins and a path leading down the side of the property. Enclosed by fence and wall boundaries. To the front of the property is an easy to maintain gravelled yard with a path to the front door and enclosed by a low picket fence.



GROUND FLOOR APPROX. FLOOR AREA: 867 SQ.FT. (82.6 SQ.M.)
 TOTAL APPROX. FLOOR AREA: 1015 SQ.FT. (94.3 SQ.M.)
 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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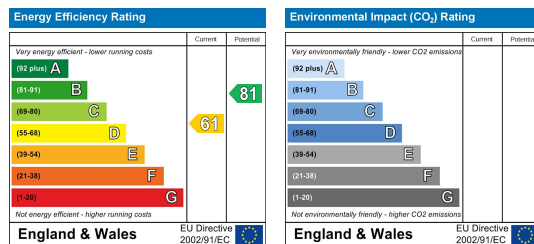
Council Tax band:

Directions:

Area Map



Energy Efficiency Graph



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