



56 Pickering Avenue, Hornsea, HU18 1TR
£189,950

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****IDEAL FOR FIRST TIME BUYERS AND SMALL FAMILIES!****
A beautifully presented three-bedroom semi-detached home located on Pickering Avenue in the popular coastal town of Hornsea. The property offers a bright and inviting lounge, and a modern kitchen diner to the rear with French doors opening onto the garden, ideal for everyday family living and entertaining.

Externally, the property continues to impress with a neatly maintained front lawn and a driveway to the side offering convenient off-street parking. The enclosed rear garden has been thoughtfully landscaped to include a decked seating area ideal for summer entertaining, along with a further patio area at the end of the garden providing an additional space to relax and unwind.

Overall, this is a superb home offering modern, light-filled accommodation in a sought-after residential location, perfect for buyers seeking a turn-key property in a well-regarded area, and ideally suited to first-time buyers and small families alike.

Front Garden

Parking/ driveway.

Entrance Hall

Entrance door, staircase to first floor, radiator and laminate flooring.

Lounge

13'7" x 12'4" (4.16 x 3.76)
Window to front, coving to ceiling, laminate flooring and radiator.

Kitchen

15'7" x 8'9" (4.77 x 2.68)
Window to rear and French doors. A range of fitted wall and base units with complimentary work surfaces, stainless steel single drainer and bowl sink, space for freestanding oven and fridge freezer, space and plumbing for dishwasher, understairs cupboard and laminate flooring.

Utility Box Outside

Space for dryer and washing machine.

First Floor Landing

Loft access, part boarded with electrics.
Two cupboards, one housing hot water tank.

Master Bedroom

13'9" x 8'9" (4.2 x 2.68)
Window to rear, carpet and radiator.

Bedroom 2

8'9" x 8'7" (2.69 x 2.62)
Window to front, carpet and radiator.

Bedroom 3

7'7" x 6'8" (2.32 x 2.04)
Window to rear, carpet and radiator.

Bathroom

6'6" x 5'6" (1.99 x 1.69)
Window to front, pedestal hand wash basin, panelled bath with shower over, W.C, extractor fan, vinyl flooring and radiator.

Rear Garden

Laid mainly to lawn with decked area and paved seating area with side access gate. Utility box.

Directions

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

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