



Pasture Avenue, Goole, Goole



Offers in Region of £160,000

- Large Garden
- Spacious Conservatory
- Quiet Cul-de-Sac
- Walking distance to local amenities
- Generous Bedrooms
- Benefits from great natural lighting
- Freehold
- EPC rating D



Offered for sale is this well maintained 3 bedroom property in a quiet cul de sac in the market town of Goole. This property would be perfect for first time buyers or a growing family.

The property briefly comprises of a good sized lounge moving through to a spacious kitchen/diner - this space also benefits from a 'lobby area' which has a downstairs w/c. The downstairs also has a large conservatory with all round uPVC double glazing including French style doors to the outside. To the first floor the property has three generous bedrooms and a family bathroom. The outside of the property is well maintained with raised flower/vegetable beds and benefits from off street parking.

Entrance Hall 0.00m x 0.00m (0'0" x 0'0")

Having uPVC double glazed door to enter , radiator and stairs leading to the first floor.

Lounge 4.38m x 3.94m (14'5" x 12'11")



Having uPVC double glazed window to the front, radiator, feature electric fire with surround, power points, TV point, dado rail and picture rail.

Kitchen/Diner 4.94m x 2.71m (16'2" x 8'11")

Having a range of wall and base units, complimentary work surfaces, inset sink with mixer tap, tiled splashbacks, plumbing for automatic washing machine, space for freestanding cooker and fridge/freezer. uPVC double glazed window to the rear and uPVC double glazed French style doors through to the conservatory.

Rear Lobby 0.00m x 0.00m (0'0" x 0'0")

Having under stairs storage cupboard, downstairs w/c with low level w/c, uPVC double glazed obscure window to the side, power points and housing the combi boiler and a uPVC double glazed rear door to the side of the property giving side access.

Conservatory 4.45m x 2.74m (14'7" x 9'0")

Having uPVC double glazed windows around, uPVC French style doors opening onto the garden, power points and lighting.

Stairs & Landing 0.00m x 0.00m (0'0" x 0'0")

Stairs leading to the first floor, uPVC double glazed window to the side, split level stair case, power points and loft access.

Bedroom 1 3.49m x 3.01m (11'6" x 9'11")

Having uPVC double glazed window the front, radiator, power point & TV point.

Bedroom 2 3.06m x 3.76m (10'0" x 12'4")

Having uPVC double glazed window to the rear, radiator and power point.

Bedroom 3 2.73m x 2.72m (9'0" x 8'11")

Having uPVC double glazed window to the rear, radiator and power point.

Outside 0.00m x 0.00m (0'0" x 0'0")

To the front of the property is open aspect with a blocked paved driveway provided off street parking, there is also bordering with mature shrubbery. To the rear of the property there is a well maintained enclosed garden mainly laid to lawn with patio area, shrubbery, garden shed, pebbled area and greenhouse with raised flower/vegetable beds.

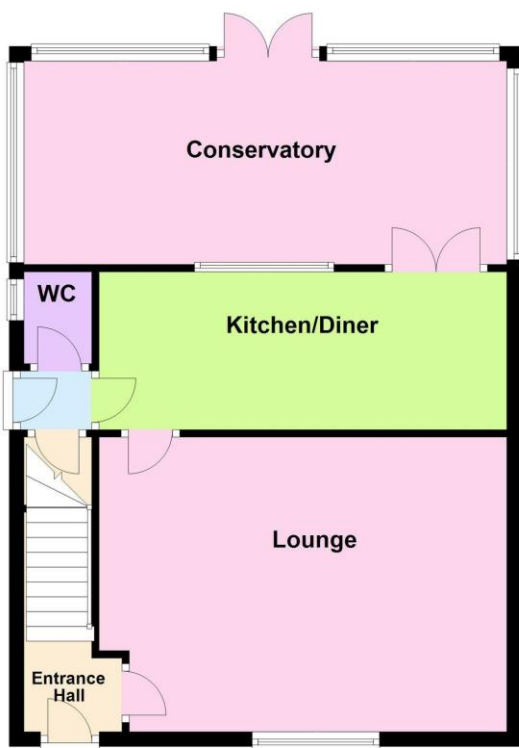
Disclaimer 0.00m x 0.00m (0'0" x 0'0")

Pasture Avenue Disclaimer These details are intended to give a fair description only and their accuracy cannot be guaranteed nor are any floor plans (if included) exactly to scale. These details do not constitute part of any offer or contract and are not to be relied upon as statements of representation or fact. Intended purchasers are advised to recheck all measurements before committing to any expense and to verify the legal title of the property from their legal representative. Any contents shown in the images contained within these particulars will not be included in the sale unless otherwise stated or following individual negotiations with the vendor. Northwood have not tested any apparatus, equipment, fixtures or services so cannot confirm that they are in working order and the property is sold on this basis.





Ground Floor



First Floor





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