



Goosehill Road, NORMANTON WF6 1BJ

welcome to

Goosehill Road, NORMANTON

MOVING ON UP or MOVING OUT? At a guide price of £170,000 - £175,000 this could be the PERFECT OPPORTUNITY for you! Offering THREE BEDROOMS and TWO RECEPTION rooms PLUS a SPACIOUS BATHROOM with a SAUNA, and a REAR GARDEN, this one NOT TO BE MISSED!



Entrance Hall

Having an entrance door to the front aspect.

Lounge

13' 2" max x 11' 2" max (4.01m max x 3.40m max)

With a double glazed window to the front aspect, a feature fire place with a gas fire, surround and hearth, plus a gas central heating radiator.

Dining Room

13' 3" max x 17' 1" max (4.04m max x 5.21m max)

Featuring a double glazed window to the rear, a feature fire place with a gas fire, surround and hearth, plus a gas central heating radiator.

Kitchen

8' 6" max x 10' 4" max (2.59m max x 3.15m max)

Comprising of a modern fitted kitchen with a range of both wall and base units with complimentary Quartz work surfaces over. Also has an inset sink with a drainer, an electric oven with a gas hob, tiling to the splash areas and a cooker hood over. Also includes and integrated washing machine and fridge freezer, a door to the side aspect and double glazed windows to both the side and rear.

Bedroom One

13' 3" max x 9' 2" max (4.04m max x 2.79m max)

Double glazed window to the rear, fitted wardrobe and a gas central heating radiator.

Bedroom Two

11' 2" max x 10' 4" max, into wardrobe (3.40m max x 3.15m max, into wardrobe)

With a double glazed window to the front aspect, fitted wardrobes and a gas central heating radiator.

Bedroom Three

8' 2" max x 6' 3" max (2.49m max x 1.91m max)

Double glazed window to the front and a gas central heating radiator.

House Bathroom

8' 6" max x 21' 3" max (2.59m max x 6.48m max)

Consisting of a four piece bathroom suite which includes a sunken spa bath, a wash hand basin set within a vanity storage unit, a low level flush w.c and a separate shower cubicle. Also includes an in built sauna, a gas central heating radiator and a double glazed window to the rear.

Exterior

Externally the property has an Indian stone garden space to the front with walled boundaries while to the rear is an additional enclosed garden space with a raised deck area, a patio seating area, out door power points and out door lights.



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welcome to

Goosehill Road, NORMANTON

- Guide Price £170,000 - £175,000
- Mid Terrace Home
- Three Bedrooms
- Two Reception Rooms
- Generous Bathroom With Spa Bath & Sauna

Tenure: Freehold EPC Rating: D

guide price

£170,000 - £175,000



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Please note the marker reflects the postcode not the actual property



Property Ref:
CAF113130 - 0003

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