



**Westfield Avenue, Eggborough Goole DN14 0TW**



**Welcome to**

**Westfield Avenue, Eggborough Goole**

This well-presented three-bedroom mid-terrace on Westfield Avenue, Eggborough, is a fantastic family home. It features a private driveway, garage, and both front and rear gardens, offering comfortable living in a quiet, friendly neighbourhood



### **Rear Hall**

With a UPVC rear entrance door, laminate flooring and under stairs cupboard.

### **Entrance Hall**

Composite front entrance door, laminate flooring, storage cupboard and a gas central heating radiator.

### **Wc**

With a low level flush WC, tiled flooring, gas central heating radiator and a UPVC double glazed window to the front aspect.

### **Lounge**

9' 2" x 11' 7" ( 2.79m x 3.53m )

With two UPVC double glazed windows to the front and rear aspects, laminate flooring, log burner with slate hearth and a gas central heating radiator.

### **Kitchen**

16' 2" x 8' 4" ( 4.93m x 2.54m )

A fitted kitchen consisting of wall, base and drawer units with Quartz work surfaces over, a bowl and half sink and drainer, electric hob, built in electric oven and microwave, extractor fan, stainless steel sink splash back, plumbing for washing machine, space for free standing fridge freezer, laminate flooring and a UPVC double glazed window to the rear aspect.

### **Bedroom One**

9' 1" x 13' 3" ( 2.77m x 4.04m )

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

### **Bedroom Two**

8' 4" x 8' 7" ( 2.54m x 2.62m )

With a UPVC double glazed window to the rear aspect, storage cupboard and a gas central heating radiator.

### **Bedroom Three**

11' 6" x 13' 2" ( 3.51m x 4.01m )

With a UPVC double glazed window to the front aspect, storage cupboard, wall mounted boiler and a gas central heating radiator.

### **Bathroom**

A suite consisting of wash hand basin set in a vanity unit, panelled bath with shower over, fully tiled walls and flooring, chrome heated towel rail and a UPVC double glazed window to the rear aspect.

### **Wc**

A separate WC, tiled flooring and walls and a UPVC double glazed window.

### **Front Garden**

With access through gate to the block paved driveway, double parking to the front, part garage with an up and over door, used for storage.

### **Rear Garden**

A good size rear garden, brick built out building, patio seating area and artificial lawn.



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## **Westfield Avenue, Eggborough Goole**

- Three Bedroom Mid-Terrace Home
- Downstairs WC
- Double Parking
- Converted Garage
- Great Family Home

Tenure: Freehold EPC Rating: C  
Council Tax Band: A

**£180,000**



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Property Ref:  
PON119118 - 0003

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