



54 Western Road, Goole, DN14 6QL

Offers Over £215,000

EPC: C

This immaculately presented three bedroom semi detached house has been extended to the ground floor making this a fantastic family home. Fitted with high quality fixtures and fittings this property is a must view and won't be around for long, so don't delay and call to arrange your viewing today!

- Extended semi detached house
- Three bedrooms
- Immaculately presented throughout
- High quality fixtures and fittings
- Lounge, Dining room, Utility and ground floor shower room
- Stunning dining kitchen with doors into the garden
- Generous rear garden laid to lawn
- Garden store
- Off street parking for multiple vehicles
- Fantastic family home

#### DESCRIPTION

This immaculately presented three bedroom extended semi detached house incorporates gas central heating and uPVC double glazing and offers ideal family accommodation comprising;

#### ENTRANCE HALL

6'9" x 19'0"

A uPVC side entrance door. Stairway leading to the first floor with an oak and glass balustrade. Cloaks cupboard. Ceramic tiled floor which extends through the ground floor of the property. One central heating radiator.

#### DINING ROOM

9'9" x 10'11"

Ceramic tiled floor. Coving to the ceiling. One central heating radiator.

#### LOUNGE

15'9" x 10'11"

A chimney recess housing a log burner with a tiled interior and slate hearth. Ceramic tiled floor. Coving to the ceiling. One central heating radiator.

#### UTILITY ROOM

4'0" x 7'10"

A modern range of fitted grey high gloss laminated units with laminated work tops and matching upstands. The units incorporate a integrated washing machine, dishwasher and a wine cooler. Ceramic tiled floor.

#### SHOWER ROOM

2'10" x 6'9"

A modern white suite comprising a shower cubicle with a mains fed shower and tiled interior, a wash hand basin and low flush WC. Ceramic tiled floor. Chrome heated towel rail.

#### KITCHEN/FAMILY ROOM

12'0" x 23'5"

A modern and airy room comprising a fully equipped kitchen and family room with uPVC French doors that lead into the rear garden. The kitchen comprises a range of base and wall units with cream shaker style fronts having laminated worktops and tiled work surrounds. The units incorporate a stainless steel on and half bowl single drainer sink and a 'Samsung' cooker hood. Integrated fridge freezer. Breakfast bar. Ceramic tiled floor. One central heating radiator. Contemporary style radiator. Roof lantern.

#### LANDING

6'9" x 8'7"

Loft access which has a pull down loft ladder, partially boarded and houses the gas central heating boiler. Coving to the ceiling.

#### BEDROOM ONE

10'11" x 13'7"

To the front elevation. Coving to the ceiling. Contemporary style grey radiator.

#### BEDROOM TWO

10'10" x 11'11"

To the front elevation. Built in storage cupboard. Coving to the ceiling. One central heating radiator.

#### BEDROOM THREE

6'9" x 10'5"

To the rear elevation. Coving to the ceiling. One central heating radiator.

#### BATHROOM

6'2" x 6'9"

A modern white suite comprising a panelled bath with a shower fitment to the bath taps, a pedestal wash hand basin and a low flush WC. Walls tiled to half height. Tiled floor. Coving to the ceiling. Chrome heated towel rail.

#### GARDEN STORE

7'0" x 13'10"

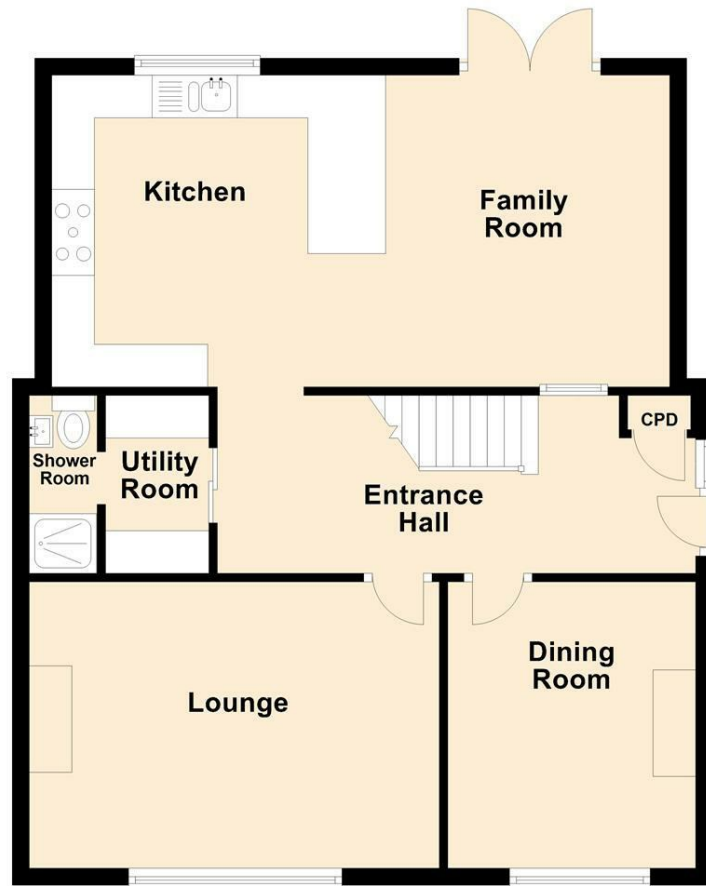
A block built garden store with light and power and a timber personnel door.

#### GARDENS

To the front of the property there is a gravelled driveway which provides off street parking for multiple vehicles. There is a lawned area to the left hand side with a flower and shrub border. A concrete pathway provides access to the side entrance door and extends beyond a timber gate which leads into the rear garden.

To the rear of the property the generous and fully enclosed garden is laid to lawn with an Indian stone seating area. Timber pergola. Block built garden store with an attached timber store. Log store. A timber gate provides access onto the rear of Whincroft Avenue.

## Ground Floor



## First Floor

