



3 Moorland Road, Goole, DN14 5TY

£95,000

EPC: E

This delightful two bedroom end terrace house would make a fantastic home for a First Time Buyer and also an excellent investment opportunity. Located in a well established residential area within walking distance of the local amenities. With gardens to the front and rear this property is a must view to appreciate what's on offer. No upward chain.

- Delightful end terrace house
- Two double bedrooms
- Entrance hall, lounge and kitchen
- Three piece bathroom suite
- uPVC double glazed windows and doors
- Fantastic starter home
- Excellent investment opportunity
- Gardens to the front and rear
- Viewing highly recommended
- No upward chain

#### DESCRIPTION

This delightful end terrace house incorporates uPVC double glazing and electric wall heaters and offers two bedroom accommodation comprising;

#### ENTRANCE HALL

5'9" x 14'1"

uPVC entrance door. Stair way leading to the first floor. Under stairs storage cupboard. Coving to the ceiling. Wall mounted gas heater.

#### LOUNGE

9'4" x 16'0"

Bow window. A cream fire surround with matching hearth housing a gas fire. Coving to the ceiling.

#### DINING KITCHEN

9'1" x 15'8" max.

A range of fitted base and wall units with laminated worktops and tiled surrounds. The units incorporate a stainless steel single drainer sink. Plumbing for an automatic washing machine. Wall mounted gas heater. uPVC door leads into the rear garden.

#### LANDING

6'2" x 7'8"

Airing cupboard housing the hot water cylinder. Loft access. Coving to the ceiling.

#### BEDROOM ONE

9'9" x 15'7" max.

To the front elevation. Over stairs storage cupboard. Coving to the ceiling. Wall mounted electric heater.

#### BEDROOM TWO

9'3" x 13'4"

To the rear elevation. Recessed wardrobe with sliding doors. Coving to the ceiling. Wall mounted electric heater.

#### BATHROOM

5'6" x 6'2"

A coloured suite comprising a panelled bath with an electric shower over, a pedestal wash hand basin and a low flush WC. Tiled walls. Coving to the ceiling.

#### STORE

6'10" x 7'2"

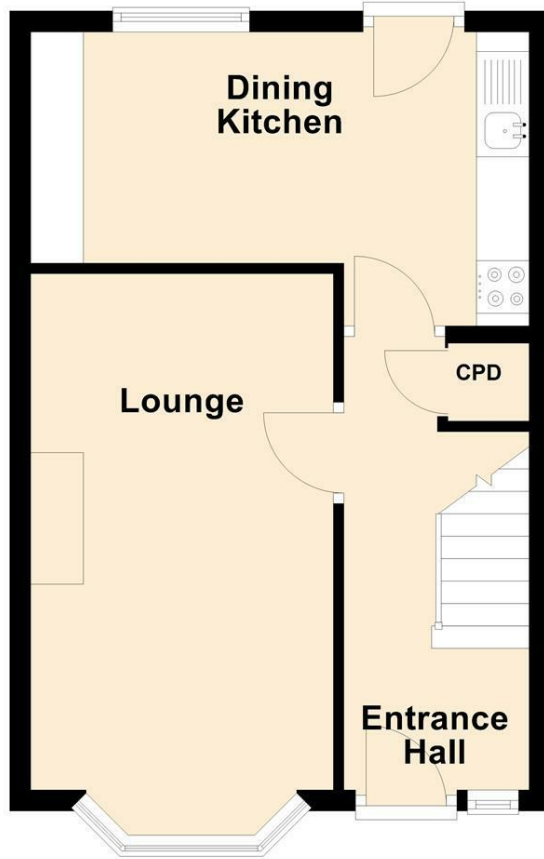
Brick built store with light and power.

#### GARDENS

To the front of the property the garden is enclosed by a brick garden wall and a metal gate. The garden itself is laid to gravel with planted borders. A paved pathway provides access to the front entrance door and extends along the side of the property into the rear garden.

To the rear of the property the garden is laid to grey slate chippings. Brick built garden store.

## Ground Floor



## First Floor

