



6 Salisbury Avenue, Goole, DN14 5JW

£198,000

EPC: D

****NO UPWARD CHAIN**** This beautifully presented mature mid terrace house is located in a highly regarded residential area. The property offers spacious accommodation set over three floors with four bedrooms, two reception rooms and a modern fitted breakfast kitchen and bathroom. The property would make a fantastic family home and a viewing is highly recommended to appreciate the accommodation on offer.

- Beautifully presented mid terrace house
- Four double bedrooms
- Two reception rooms
- Modern fitted breakfast kitchen
- Utility room and ground floor WC
- Spacious accommodation set over three floors
- High quality fixtures and fittings throughout
- Ideal family home
- Enclosed rear garden and brick built garage
- NO UPWARD CHAIN

DESCRIPTION

This beautifully presented mid terrace property incorporates gas central heating and uPVC double glazing and offers spacious accommodation set over three floors comprising;

ENTRANCE VESTIBULE

4'1" x 2'7"

Composite entrance door. Tiled floor. Decorative glazed timber door leads into the entrance hall.

HALLWAY

22'2"n x 5'8" max.

Stair way leading to the first floor. Under stairs storage cupboard. Timber effect laminate flooring. Coving to the ceiling. One central heating radiator.

LOUNGE

12'10" x 13'3"

The measurements plus the depth of the bay window. A cast iron fire housing a gas fire with a marble hearth and timber fire surround. Glazed double doors lead into the sitting room. Coving to the ceiling. One central heating radiator.

SITTING ROOM

15'4" x 11'6" max.

Contemporary wall mounted electric fire. uPVC French doors lead into the rear garden. Coving to the ceiling. One central heating radiator.

BREAKFAST KITCHEN

20'11" x 10'11" max.

A comprehensive range of modern fitted base and wall units having grey fronts with laminated worktops and matching upstands. The units incorporate a stainless steel one and half bowl single drainer sink with an instant boiling hot water tap, a five ring gas hob with a glass splash back and a cooker hood over. Integrated appliances include twin ovens, a full size fridge and separate freezer and a dishwasher. uPVC sliding patio doors lead into the rear garden. One central heating radiator.

UTILITY ROOM

5'2" x 4'6"

A fitted base unit with a laminated worktop with tiled surrounds housing a stainless steel single drainer sink. Plumbing for an automatic washing machine. Wall mounted gas central heating boiler. One central heating radiator.

WC

2'11" x 4'7"

A modern white low flush WC. Coving to the ceiling.

LANDING

5'7" x 13'5"

Coving to the ceiling. Doorway to the stairway leading to the second floor.

BEDROOM ONE

17'7" x 12'10"

Two windows to the front elevation. A traditional cast iron fire grate with a decorative tiled insert and tiled hearth. Coving to the ceiling. One central heating radiator.

BEDROOM TWO

12'11" x 11'6"

To the rear elevation. Recessed storage cupboard. One central heating radiator.

REAR LANDING

9'3" x 4'3" max.

BEDROOM THREE

10'11" x 11'6"

To the rear elevation. One central heating radiator.

BATHROOM

8'0" x 8'6" max.

A traditional white suite comprising a bath, wash hand basin, low flush WC and a separate shower cubicle with a mains fed shower and tiled interior. One central heating radiator.

BEDROOM FOUR

13'10" x 14'0"

Located on the second floor with a window to the rear elevation. Built in wardrobe and storage cupboard. One central heating radiator.

GARAGE

10'9" x 18'8"

A brick built garage with a metal up and over vehicular door which is accessed from the rear service road and a timber side personnel door. Light and power.

GARDENS

To the front of the property there is a landscaped garden with decorative shrubs and a pathway leads to the entrance door. The garden is enclosed by a brick garden wall and a wrought iron gate.

To the rear of the property the garden is fully enclosed with a paved seating area and slate chip borders. A timber gate provides access onto the rear service road.

Ground Floor



First Floor



Second Floor







