



44 Woodland Avenue, Goole, DN14 6QT

£240,000

EPC: D

**** No Upward Chain **** This two bedroom detached bungalow is located in a highly regarded and well established residential area. The property requires some internal updating however has the potential to be a beautiful home. With a driveway, detached garage and gardens to the front and rear a viewing is an absolute must to appreciate the potential on offer.

- Detached bungalow
- Two bedrooms
- Lounge and separate dining room
- Modern bathroom suite with walk in shower
- Requires some updating
- Located in highly regarded residential area
- Driveway and detached garage
- Lawned gardens to the front and rear
- Viewing is highly recommended
- No upward chain

DESCRIPTION

This two bedroom detached bungalow incorporates gas central heating and uPVC double glazing and offers accommodation comprising;

PORCH

5'8" x 4'0"

uPVC double entrance doors. Tiled floor. Timber glazed door leads into the hallway.

HALLWAY

4'1" x 12'4" plus 7'4" x 3'8"

L-shaped hallway. Loft access housing the gas central heating boiler. Coving to the ceiling. One central heating radiator.

LOUNGE

11'11" x 12'0"

A timber fire surround housing a gas fire. uPVC sliding patio doors provide access into the rear garden. Coving to the ceiling. One central heating radiator. Archway into the dining room.

DINING ROOM

8'5" x 12'0"

Coving to the ceiling. One central heating radiator.

KITCHEN

11'8" x 10'8"

A range of fitted base and wall units with laminated worktops and tiled work surrounds. The units incorporate a stainless steel single drainer sink and a cooker hood. Plumbing for an automatic washing machine. One central heating radiator.

BEDROOM ONE

10'11" x 11'11"

Bow window to the front elevation. Coving to the ceiling. One central heating radiator.

BEDROOM TWO

8'4" x 11'9"

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

BATHROOM

6'8" x 7'4"

A modern white suite comprising a walk in shower cubicle, and a vanity unit housing a wash hand basin and low flush WC with storage cupboards under. Tiled walls. Chrome heated towel rail.

GARAGE

9'4" x 18'11"

A detached brick built garage with a metal up and over vehicular door and a uPVC side personnel door. Light and power.

GARDENS

To the front of the property there is a lawned garden and a concrete driveway providing off street parking. The driveway extends along the side of the property towards the garage.

To the rear of the property the garden is mainly laid to lawn with a paved seating area.

Ground Floor





