



55 Kent Road, Goole, DN14 6TD

£127,000

EPC: D

**** NO UPWARD CHAIN **** This three bedroom mature mid town house is located in a well established residential area and offers lots of potential for the new owner. The property would make an ideal purchase for a First Time Buyer and also an excellent investment opportunity. Early viewing highly recommended.

- ****REFURBISHMENT REQUIRED****
- Mature mid town house
- Three bedrooms
- Lots of potential on offer
- Ideal purchase for a First Time Buyer
- Excellent investment opportunity
- Gardens to the front and rear
- Adjoins Kent Road playing field to the rear
- Early viewing recommended
- No upward chain

DESCRIPTION

This mature three bedroom mid town house incorporates uPVC double glazing and gas central heating and offers accommodation comprising;

ENTRANCE HALL

4'2" x 4'10"

uPVC entrance door. Stair way leading to the first floor. One central heating radiator.

LOUNGE

11'11" x 14'6" max.

A cream fire surround with a marble style insert and hearth. Under stairs storage cupboard. Coving to the ceiling. One central heating radiator.

DINING KITCHEN

9'0" x 15'0"

A range of fitted base and wall units having laminated worktops and tiled work surrounds. The units incorporate a stainless steel single drainer sink, a four ring gas hob with an oven under and a stainless steel cooker hood over. Plumbing for an automatic washing machine. One central heating radiator. uPVC door leads into the rear garden.

LANDING

2'7" x 10'0"

Loft access.

BEDROOM ONE

11'11" x 12'11"

To the front elevation. One central heating radiator.

BEDROOM TWO

8'5" x 10'7"

To the rear elevation. One central heating radiator.

BEDROOM THREE

7'8" x 10'0"

To the rear elevation. Cupboard housing the 'Baxi' gas central heating boiler. One central heating radiator.

BATHROOM

6'4" x 12'11" max.

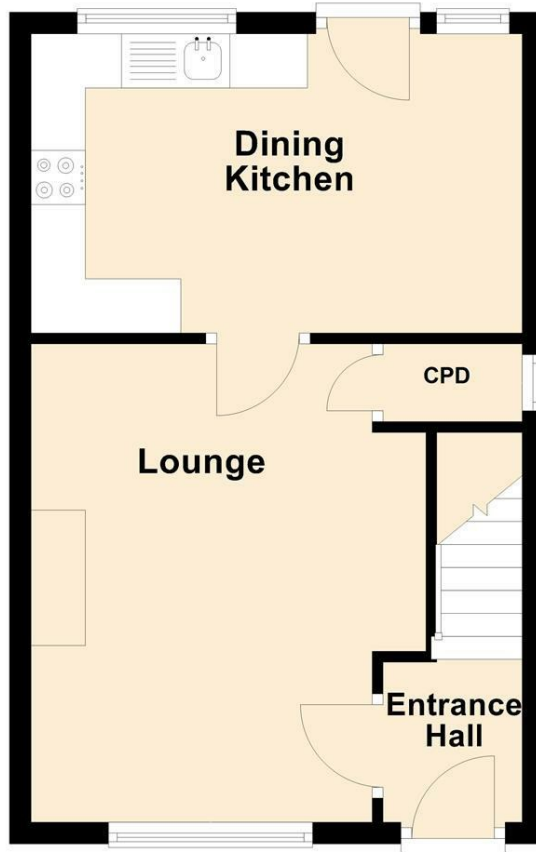
A white suite comprising a bath, wash hand basin and a low flush WC with a tiled surround. One central heating radiator.

GARDENS

To the front of the property there is a gravelled garden and a raised brick planter. A shared passageway with No57 provides access into the rear garden through a timber gate.

To the rear of the property the garden is fully enclosed and mainly laid to lawn with a paved seating area. Two garden sheds. The rear garden adjoins Kent Road playing field.

Ground Floor



First Floor

