



51 Woodland Avenue, Goole, DN14 6QU

£200,000

EPC:

This well presented bay fronted semi detached house is located in a popular residential area. The property offers three bedroom accommodation and spacious living making this a fantastic family home. With a block paved driveway and a good size rear garden this property is a must view. Marketed with no upward chain.

- Well presented bay fronted semi detached house
- Three bedrooms
- Two reception rooms
- Modern kitchen
- Utility room and ground floor WC
- Modern bathroom suite
- Ideal family home
- Block paved driveway
- Good size rear garden
- No upward chain

DESCRIPTION

This well presented bay fronted semi detached house incorporates gas central heating and uPVC double glazing and offers three bedroom family accommodation comprising;

PORCH

2'7" x 8'5"

uPVC glazed entrance door. Tiled floor. Timber glazed door leads into the hall.

HALL

9'8" x 8'8" max.

Stairway leading to the first floor. Under stairs storage cupboard. Tiled floor. One central heating radiator.

LOUNGE

10'2" x 11'0"

The measurements plus the depth of the bay window. A timber fire surround with a marble inset and hearth housing a gas fire. Timber effect laminate flooring. One central heating radiator.

LIVING ROOM

13'3" x 11'7"

A white fire surround with a marble inset and hearth housing a gas fire. Timber effect laminate flooring. One central heating radiator. uPVC sliding patio doors lead into the rear garden.

KITCHEN

9'3" x 8'7"

A modern range of base and wall units with laminated worktops. The units incorporate a stainless steel single one and half bowl single drainer sink. Free standing gas oven with a stainless steel cooker hood over. Fridge freezer. Storage cupboard. Glazed door leads into the utility room.

UTILITY ROOM

9'7" x 13'11" max.

A base and wall unit with a laminated worktop. Plumbing for an automatic washing machine. One central heating radiator. uPVC doors provide access to the front and rear of the property.

W.C.

5'9" x 2'9"

A white low flush WC.

LANDING

9'4" x 8'6" max.

Loft access with a pull down loft ladder. The loft is fully boarded.

BEDROOM ONE

12'4" x 12'0"

The measurements plus the depth of the bay window to the front elevation. Fitted wardrobes along one wall with sliding doors. Timber effect laminate flooring. One central heating radiator.

BEDROOM TWO

11'3" x 11'1"

To the rear elevation. Timber effect laminate flooring. One central heating radiator.

BEDROOM THREE

8'7" x 7'9"

To the front elevation. Over stairs storage cupboard. Timber effect laminate flooring. One central heating radiator.

BATHROOM

5'6" x 6'7"

A white suite comprising a shower cubicle with a mains fed shower and tiled interior, and a vanity wash hand basin with storage under with a tiled surround. Airing cupboard housing the gas central heating boiler. Heated towel rail.

W.C.

5'7" x 2'4"

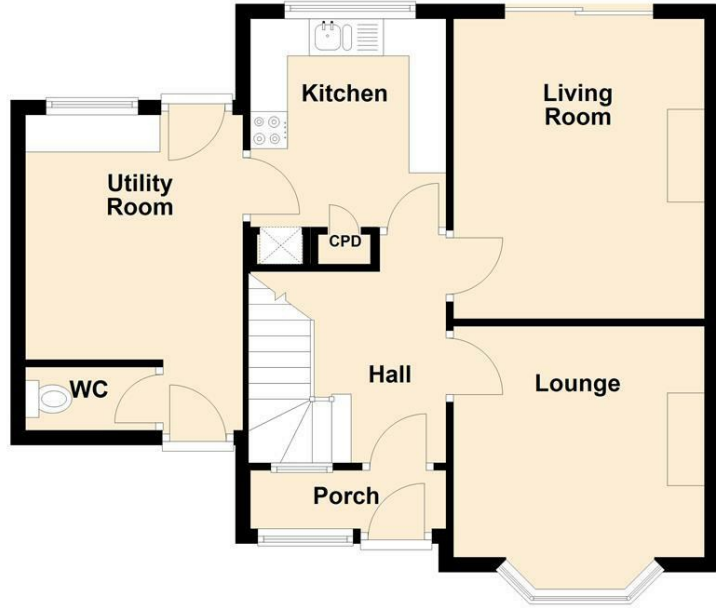
A white low flush WC. Walls tiled to half height.

GARDENS

To the front of the property there is a block paved driveway providing off street parking and a gravelled garden.

To the rear of the property there is a good size, fully enclosed garden incorporating a paved seating area, a lawned garden with mature flower beds, a raised brick built planter, an ornamental fish pond, a timber garden shed and a further paved seating area.

Ground Floor



First Floor

