



12 Birt Grove, Goole, DN14 6RP

£190,000

EPC: C

This well presented semi detached house is located in a small cul-de-sac in a popular residential area. Offering three bedroom accommodation the property would make a fantastic family home and includes a modern kitchen and bathroom, garage and driveway. Viewing is an absolute must. Marketed with no upward chain.

- Well presented semi detached house
- Three bedrooms
- Modern bathroom suite
- Modern fitted kitchen
- Through lounge and dining room
- Located in small cul-de-sac
- Fantastic family home
- Enclosed rear garden
- Driveway and garage
- No upward chain!

#### DESCRIPTION

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

#### ENTRANCE HALL

6'9" x 7'4"

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

#### LOUNGE

17'7" x 9'10"

Contemporary style recessed electric fire with a timber mantle over. uPVC sliding patio doors lead into the rear garden. Coving to the ceiling. One central heating radiator. Open plan with the dining area.

#### DINING AREA

10'9" x 9'9"

Bow window to the front elevation. Under stairs storage cupboard. Timber effect laminate flooring. Coving to the ceiling. One central heating radiator.

#### KITCHEN

10'4" x 10'2" max.

Modern fitted base and wall units having laminated worktops and tiled work surrounds. The units incorporate a stainless steel single drainer sink and a stainless steel cooker hood. Integrated dishwasher. Breakfast bar. Timber effect laminate flooring. Coving to the ceiling. One central heating radiator. uPVC door to the rear garden.

#### LANDING

6'0" x 7'8"

Airing cupboard housing the gas central heating boiler. Coving to the ceiling.

#### BEDROOM ONE

12'1" x 10'9"

To the rear elevation. The measurements plus the entrance area. Fitted wardrobes along one wall with sliding mirrored doors. Loft access. Coving to the ceiling. One central heating radiator.

#### BEDROOM TWO

12'7" x 8'4"

To the rear elevation. The measurements plus the entrance area. Fitted wardrobes. Coving to the ceiling. One central heating radiator.

#### BEDROOM THREE

9'6" x 6'11"

To the front elevation. Fitted wardrobe with sliding doors. Coving to the ceiling. One central heating radiator.

#### BATHROOM

5'3" x 7'7"

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

#### GARAGE

8'3" x 18'6"

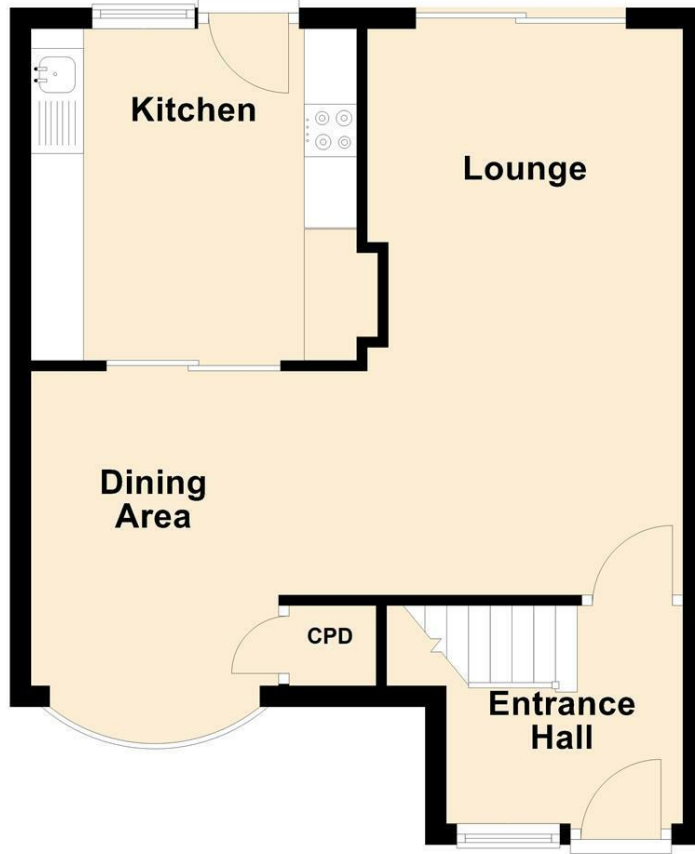
A detached brick built garage with a metal up and over vehicular door and timber side personnel door. Light and power.

#### GARDENS

To the front of the property there is an artificial lawned garden with mature shrub and bush borders and a gravelled edge. A concrete path leads to the front entrance door and to the left of the property there is a driveway providing off street parking and access to the garage. A timber gate provides access into the rear garden.

To the rear of the property there is a fully enclosed garden laid to lawn with planted borders and a paved seating area and pathways. Timber garden shed.

## Ground Floor



## First Floor







