



3 & 5 Goole Road, Swinefleet, Goole, DN14 8AR

£175,000

EPC:

Located in the village of Swinefleet are these two adjoining terraced houses with fantastic views to the front over the River Ouse. Number 3 offers four bedroom accommodation plus loft space which offers the potential to convert into further bedrooms if required. Number 5 offers two bedroom accommodation and requires further updating to make habitable. Good size and fully enclosed rear garden.

- Two adjoining terraced houses
- Village location overlooking the River Ouse to the front
- No3 offers 4 bedroom accommodation
- Three reception rooms and two bathrooms
- Loft space
- No5 offers two bedroom accommodation requiring refurbishment
- Lots of potential on offer
- Electric storage heaters in No3
- Fully enclosed rear garden
- Viewing required to appreciate the accommodation on offer

### 3 GOOLE ROAD

This four bedroom terraced property incorporates electric storage heaters, a calor gas boiler which provides the hot water, and majority uPVC double glazed windows and offers accommodation comprising;

#### ENTRANCE HALL

3'0" x 14'11"

Timber entrance door. Tiled floor. Wall mounted electric storage heater.

#### DINING ROOM

14'6" x 13'8"

Open fire grate with a tiled hearth and surround. Recessed storage cupboard. Wall mounted electric storage heater.

#### SITTING ROOM

14'6" x 10'11"

Open fire grate with a tiled hearth and surround.

#### LOBBY

2'1" x 3'9"

Fitted storage cupboard. Stair way leading to the first floor.

#### LIVING ROOM

14'11" x 14'2"

Fitted base unit housing a Belfast sink. Fire recess housing a log burner. Under stairs storage cupboard. Wall mounted electric storage heater.

#### KITCHEN

13'4" x 11'4"

A base unit with a laminated worktop housing a one and a half bowl sink. Plumbing for an automatic washing machine and a dishwasher. Storage cupboard. Tiled floor. Wall mounted electric storage heater. Timber stable style door leads into the side passage.

#### REAR LOBBY

3'10" x 8'8"

Timber door to the rear garden.

#### BATHROOM

6'11" x 7'10"

A shower cubicle with a mains fed shower, wash hand basin and low flush WC.

#### LANDING

9'4" x 15'4"

Loft access. Roof window. Wall mounted electric storage heater.

#### LOBBY

3'10" x 3'4"

Stair way leading to the loft space.

#### BEDROOM ONE

14'5" x 17'7"

To the front elevation. Open fire grate with a tiled hearth and surround. Under stairs storage cupboard. Wall mounted electric storage heater.

#### BEDROOM TWO

14'7" x 10'11"

To the front elevation. Cast iron fire grate. Wall mounted electric storage heater.

#### BEDROOM THREE

14'7" x 8'11"

To the rear elevation. Wall mounted electric storage heater.

#### BEDROOM FOUR

8'3" x 12'4"

To the side elevation. Wall mounted electric storage heater.

#### BATHROOM

13'1" x 10'10"

A four piece suite comprising a shower cubicle with a mains fed shower, a bath, wash hand basin and a low flush WC. Beams to the ceiling.

#### LOFT SPACE

28'10" x 14'4"

Roof window to the left hand side. Potential to convert into further bedrooms if required.

### 5 GOOLE ROAD

This two bedroom terraced property incorporates majority uPVC double glazed windows and offers accommodation requiring refurbishment comprising;

#### PASSAGEWAY

3'4" x 11'0"

Timber door from the roadside. The passage way provides access to both properties and extends into the rear garden.

#### LIVING ROOM

13'7" x 14'6"

Timber side entrance door.

#### KITCHEN

10'7" x 12'2"

Kitchen space requiring the installation of a kitchen. Stair way leading to the first floor. Under stairs storage cupboard. Timber side entrance door.

#### STORE

11'1" x 8'1"

Timber door to the rear garden.

#### W.C.

2'8" x 5'3"

High flush WC.

#### STORE

7'11" x 8'8"

Ground Floor



First Floor



Second Floor











