



33 Oak Avenue, Goole, DN14 5UU

£135,000

EPC: C

This three bedroom end terrace house is located in a modern development in Old Goole. Offering fantastic accommodation for a First Time Buyer or young family this property is a must view to appreciate the accommodation on offer. The property also benefits from an enclosed garden to the rear and a designated parking space to the front.

- Modern end terrace house
- Three bedrooms
- Ground floor WC
- Modern fitted kitchen
- Lounge with uPVC French doors to the rear garden
- Ideal starter home
- Located in a modern development
- Enclosed rear garden
- Designated parking space
- Viewing highly recommended

#### DESCRIPTION

This modern end terrace house incorporates gas central heating and uPVC double glazing and offers three bedroom accommodation comprising;

#### ENTRANCE HALL

6'2" x 11'4"

Composite side entrance door. Stair way leading to the first floor. Laminate flooring. Contemporary style tall radiator.

#### W.C.

6'2" x 3'0"

A white suite comprising a wash hand basin and a low flush WC. Laminate flooring. One central heating radiator.

#### LOUNGE

13'8" x 15'7" max.

uPVC French doors lead into the rear garden. Laminate flooring. One central heating radiator.

#### KITCHEN

7'1" x 9'5"

A range of modern fitted base and wall units having laminated worktops and tiled work surrounds. The units incorporate a white single drainer sink and a black cooker hood. Plumbing for an automatic washing machine. Wall mounted gas central heating boiler. Tiled floor.

#### LANDING

6'2" x 9'4"

Loft access. Storage cupboard.

#### BEDROOM ONE

8'6" x 13'8"

To the front and side elevations. One central heating radiator.

#### BEDROOM TWO

7'3" x 10'0" max.

To the rear elevation. One central heating radiator.

#### BEDROOM THREE

6'10" x 7'3"

To the side elevation. One central heating radiator.

#### BATHROOM

7'3" x 6'3"

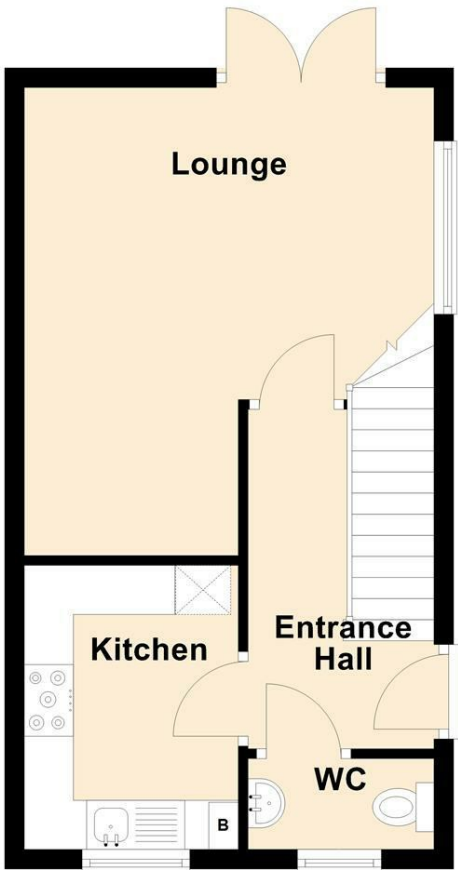
A white suite comprising a bath with a mains fed shower over, a vanity wash hand basin with storage under, and a low flush WC with a tiled surround. Tiled floor. Chrome heated towel rail.

#### GARDENS

To the front of the property there is a designated parking space for the property. A paved pathway leads to the side entrance door. A timber gate provides access into the rear garden.

To the rear of the property the garden is fully enclosed with a timber decked seating area, a paved area with matching pathways and a timber garden shed.

**Ground Floor**



**First Floor**

