



29 Phoenix Avenue, Goole, DN14 6FA

£220,000

EPC: B

This beautifully presented three bedroom semi detached house is located on the Beal Home estate which provides excellent links to the M62 motorway at J36. The property is fitted with high quality fixtures and fittings and would make an excellent home for a First Time Buyer or a young family. With an enclosed low maintenance rear garden and a block paved driveway for two cars to the front, this property is a must view!



- Modern semi detached house
- Three bedrooms
- Fitted kitchen with centre island and bi-fold doors
- Ground floor WC
- Fantastic starter home
- Excellent links to the M62 motorway
- Enclosed low maintenance rear garden
- Block paved driveway for two cars
- Located on Beal Homes development
- Early viewing highly recommended

#### DESCRIPTION

This beautifully presented three bedroom semi detached house incorporates gas central heating and uPVC double glazing and offers modern living comprising;

#### ENTRANCE HALL

5'2" x 4'7"

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

#### LOUNGE

11'6" x 17'6" max.

Under stairs storage cupboard. One central heating radiator.

#### DINING KITCHEN

14'10" x 10'11" max.

A modern range of fitted base and wall units with navy blue shaker style fronts having laminated worktops and matching upstands. The units incorporate a black one and a half bowl single drainer sink, a four ring gas hob with a glass splash back and a stainless steel cooker hood over. Integrated electric oven. Plumbing for an automatic washing machine. Cupboard housing the gas central heating boiler. Matching centre island. Laminate flooring. One central heating radiator. Bi-fold doors lead into the rear garden.

#### W.C.

3'6" x 4'4"

A white suite comprising a wash hand basin and a low flush WC. Walls tiled to half height. Tiled floor. One central heating radiator.

#### LANDING

6'10" x 9'3"

Loft access. Over stairs storage cupboard. One central heating radiator.

#### BEDROOM ONE

10'9" x 14'11" max.

To the rear elevation. One central heating radiator.

#### BEDROOM TWO

7'8" x 11'10" max.

To the front elevation. One central heating radiator.

#### BEDROOM THREE

8'0" x 7'3"

To the front elevation. One central heating radiator.

#### BATHROOM

6'5" x 7'8"

A white suite comprising a bath with a mains fed shower over, and a glass shower screen to the bath side, a wash hand basin and a low flush WC with a tiled surround. White heated towel rail.

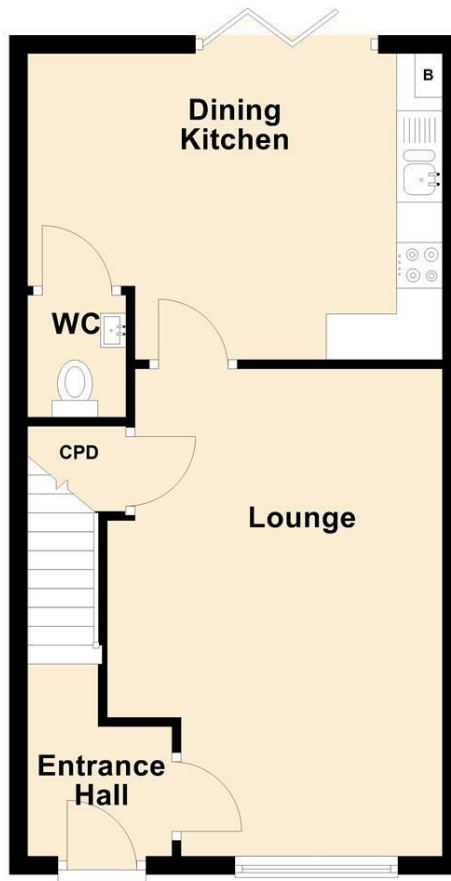
#### GARDENS

To the front of the property there is a block paved driveway providing off street parking for two vehicles. A matching pathway leads along the left hand side of the house to provide access into the rear garden via a timber gate.

To the rear of the property the garden is fully enclosed and low maintenance with a paved seating area and artificial lawn. Timber garden shed.



## Ground Floor



## First Floor

