



20 Woodland Avenue, Goole, DN14 6QT

£195,000

EPC: D

****NO UPWARD CHAIN**** This mature three bedroom semi detached house is located in a popular residential area and would make a fantastic family home. The property offers well presented accommodation and includes a front porch, spacious entrance hall, two reception rooms, a modern fitted kitchen, rear porch, three bedrooms and a modern fitted bathroom suite. Outside to the front there is a driveway and to the rear a beautifully maintained and fully enclosed garden. An early viewing is highly recommended of this property.

- Well presented mature semi detached house
- Three bedrooms
- Fantastic family home
- Modern fitted kitchen and bathroom
- Two reception rooms
- Gas combi boiler and uPVC tilt and turn windows
- Located in popular residential area
- Driveway to the front
- Fully enclosed rear garden
- ****NO UPWARD CHAIN****

DESCRIPTION

This mature three bedroom semi detached house incorporates gas central heating and uPVC tilt and turn windows and offers three bedroom family accommodation comprising;

PORCH

6'4" x 3'9"

Brick base/uPVC frame porch with a uPVC entrance door.

ENTRANCE HALL

6'9" x 11'2"

uPVC door. Stair way to the first floor. Large under stairs storage cupboard. One central heating radiator.

LOUNGE

11'6" x 11'8" max.

Bay window to the front elevation. A mahogany fire surround housing a gas fire. Coving to the ceiling. One central heating radiator. Timber sliding doors lead into the dining room.

DINING ROOM

11'11" x 11'1"

uPVC sliding patio doors lead into the rear garden. Coving to the ceiling. One central heating radiator.

KITCHEN

9'1" x 8'8"

A range of modern fitted base and wall units having cream shaker style fronts and laminated worktops with matching upstands. The units incorporate a white one and a half bowl single drainer sink, a four ring ceramic hob with a double oven under and a 'Cooke & Lewis' cooker hood over and a glass splash back. Integrated fridge freezer. Cupboard housing the 'Baxi' gas central heating boiler. uPVC stable style door leads into the rear porch.

REAR PORCH

5'8" x 7'3"

Brick base/uPVC frame porch with a uPVC part glazed door to the rear garden. Plumbing for an automatic washing machine.

LANDING

9'1" x 4'9" max.

Loft access.

BEDROOM ONE

12'0" x 11'8"

To the front elevation. A comprehensive range of fitted bedroom furniture to include wardrobes, overhead storage, drawers, bedside cabinets and display shelves. Coving to the ceiling. One central heating radiator.

BEDROOM TWO

12'0" x 11'1"

To the rear elevation. Fitted recessed wardrobes/cupboards. Coving to the ceiling. One central heating radiator.

BEDROOM THREE

8'9" x 8'9"

To the rear elevation. Coving to the ceiling. One central heating radiator.

BATHROOM

6'8" x 6'7"

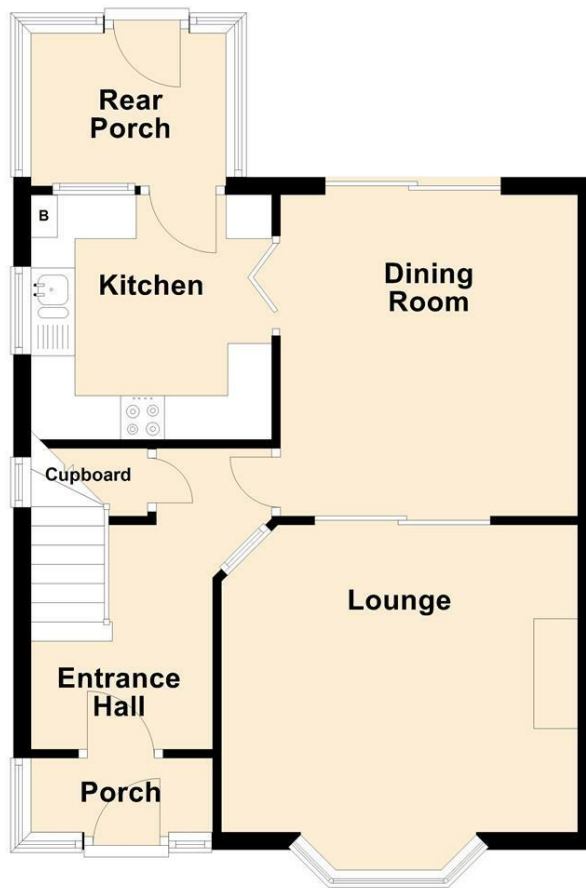
A modern white suite comprising a bath with an electric shower over, and a vanity unit housing the wash hand basin and low flush WC. Tiled walls. One central heating radiator.

GARDENS

To the front of the property there is a resin driveway providing off street parking. The driveway extends into a path along the left hand side of the property to provide access into the rear garden via a metal side gate. The garden is laid to gravel with a feature flower bed in the centre and a further flower bed under the lounge window.

To the rear of the property the garden is fully enclosed and beautifully maintained and offers a resin seating area and matching pathways, a lawned garden and an ornamental fish pond. There is a further paved seating area at the bottom of the garden and a timber garden shed.

Ground Floor



First Floor

