



12 Phoenix Avenue, Goole, DN14 6FA

£250,000

EPC: B

****REDUCED PRICE**** This modern three bedroom detached house is located on the new Beal Home development on the outskirts of the town with excellent access to the M62 motorway. The property is located in the heart of the development and would make a fantastic family home. A viewing is highly recommended to appreciate the property on offer. No upward chain.

- Modern detached house
- Three bedrooms
- Block paved driveway and detached brick built garage
- Located on the new Beal Home development
- Excellent links to the M62 motorway
- Fantastic family home
- Ground floor WC
- En-suite to the master bedroom
- Enclosed rear garden
- No upward chain

DESCRIPTION

This modern three bedroom detached house incorporates gas central heating, uPVC double glazing, and a security alarm and offers family accommodation comprising;

ENTRANCE HALL

4'11" x 6'0"

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

LOUNGE

13'7" x 14'11"

Box bay window to front elevation. Under stairs storage cupboard. Timber glazed doors lead into the dining kitchen. One central heating radiator.

DINING KITCHEN

16'10" x 12'1" max.

A modern range of fitted base and wall units with grey 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 an electric oven under and a stainless steel cooker hood over. Integrated fridge freezer and a washing machine. Cupboard housing the gas central heating boiler. Tiled floor. One central heating radiator. Bi-fold doors lead into the rear garden.

W.C.

3'6" x 5'0"

A white suite comprising a wash hand basin and a low flush WC with a tiled surround. Tiled floor. White heated towel rail.

LANDING

6'4" x 12'0"

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

BEDROOM ONE

9'7" x 12'3"

To the front elevation. Recessed double wardrobe. One central heating radiator.

EN-SUITE SHOWER ROOM

4'7" x 9'10" max.

A white suite comprising a shower cubicle with a mains fed shower and tiled interior, a wash hand basin with storage under and a low flush WC with a tiled surround. Tiled floor. Velux window. White heated towel rail.

BEDROOM TWO

8'2" x 12'2"

The measurements plus the entrance area. To the rear elevation. One central heating radiator.

BEDROOM THREE

8'7" x 8'5"

To the rear elevation. One central heating radiator.

BATHROOM

5'6" x 7'0"

A modern 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. Tiled floor. White heated towel rail.

GARAGE

8'10" x 16'11"

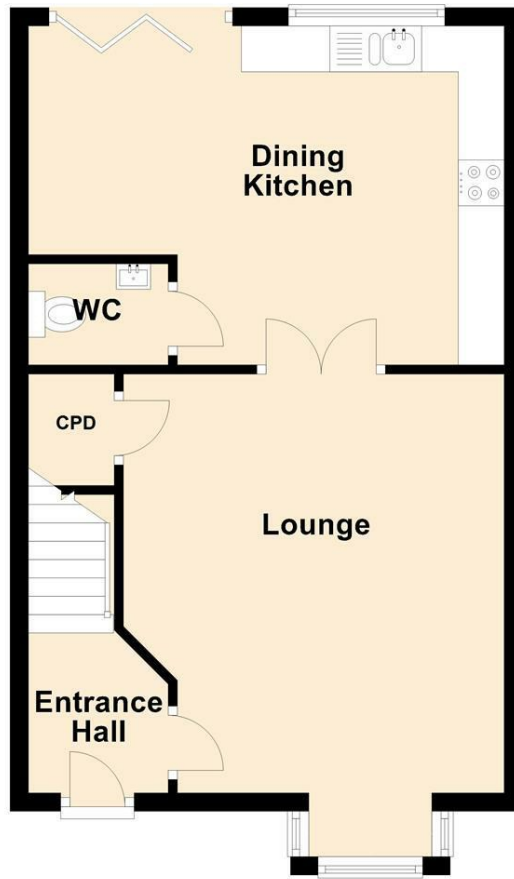
A detached brick built garage with a metal roller vehicular door to the front and a uPVC side door. Light and power.

GARDENS

To the front of the property there is a lawned garden and a block paved driveway which provides 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 which is laid to lawn with a paved pathway and seating area.

Ground Floor



First Floor

