



66 Ilkeston Avenue, Goole, DN14 6PP

£205,000

EPC:

This three bedroom semi detached house is located on a corner plot offering good size gardens plus a a garage and a driveway for two cars to the side. The property would make a wonderful family home and offers three bedrooms, the master having an en-suite shower room, side entrance hall, lounge, fitted dining kitchen with French doors into the rear garden and a modern white bathroom suite. A viewing is an absolute must to appreciate the property and gardens on offer and also the great residential locality.

- Well presented semi detached house
- Three bedrooms
- Great family home
- Corner plot
- Modern fitted kitchen
- Ground floor bathroom
- En-suite shower room to the master bedroom
- Popular residential area
- Garage and driveway to the side
- Viewing highly recommended

DESCRIPTION

This well presented semi detached house incorporates gas central heating and uPVC double glazing and offers three bedroom family accommodation comprising;

ENTRANCE HALL

6'5" x 5'4"

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

LOUNGE

15'9" x 10'7"

A cream stone effect fire surround housing a contemporary style electric fire. Coving to the ceiling. One central heating radiator.

DINING KITCHEN

12'4" x 10'5"

A range of modern fitted base and wall units having cream fronts with laminated worktops and tiled work surrounds. The units incorporate a black single drainer sink, a 'Zip' hot water tap, a four ring ceramic hob with a double oven under and a concealed cooker hood over. Plumbing for an automatic washing machine and space for a tumble dryer. Cupboard housing the gas central heating boiler. Under stairs storage cupboard and a further pantry store. Tiled floor. One central heating radiator. uPVC French doors lead into the rear garden.

BATHROOM

7'10" x 4'11"

A modern white suite comprising a P shaped shower bath with an electric shower and a glass shower screen to the bath side, a vanity wash hand basin with storage under and a low flush WC. Tiled walls and floor. Chrome heated towel rail.

LANDING

5'8" x 7'5"

Loft access with a pull down loft ladder. The loft is fully insulated.

BEDROOM ONE

9'0" x 11'2"

To the front elevation. One central heating radiator.

EN-SUITE SHOWER ROOM

6'3" x 6'3" max.

A white suite comprising a corner shower cubicle with an electric shower, a vanity wash hand basin with storage under and a low flush WC. Tiled walls. Chrome heated towel rail.

BEDROOM TWO

11'6" x 8'0"

To the rear and side elevations. Over stairs storage cupboard. One central heating radiator.

BEDROOM THREE

7'6" x 8'4"

To the rear elevation. One central heating radiator.

GARAGE

7'10" x 16'1"

A detached concrete sectional garage with a metal up and over vehicular door and timber rear personnel door. Vehicular access is from Chatsworth Drive.

GARDENS

The property is on a good size corner plot offering gardens to all three sides. The front garden is laid to lawn with well established flower beds. A timber gate provides access onto a concrete pathway which leads to the side entrance door and extends to the rear of the property.

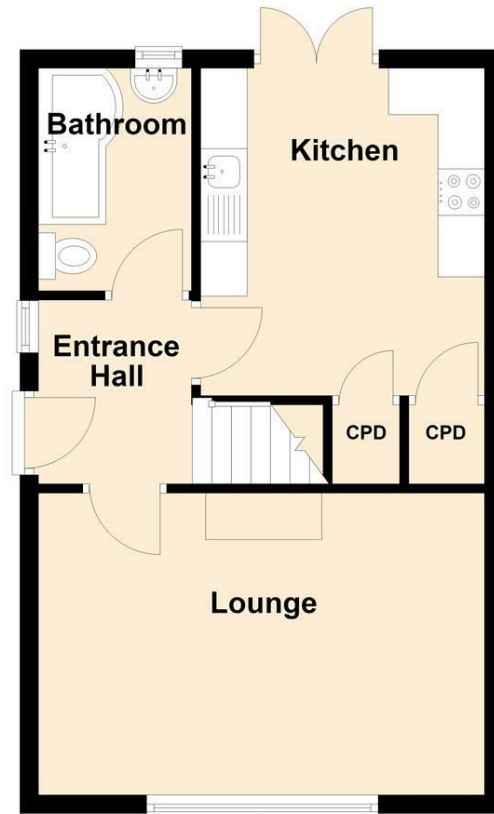
The side garden is laid to lawn and fully enclosed with an ornamental fish pond and timber arbour.

There is a driveway for two cars and access to the detached garage from Chatsworth Drive.

The rear garden offers a Indian stone raised seating area to the immediate rear of the property with gravelled edges. Summerhouse with light and power.

Ground Floor

Approx. 37.5 sq. metres (404.1 sq. feet)



Total area: approx. 72.0 sq. metres (775.5 sq. feet)

First Floor

Approx. 34.5 sq. metres (371.4 sq. feet)

