



29 Manor Road, Goole, DN14 5SD

£140,000

EPC:

This beautifully presented semi detached house offers two bedrooms with modern fixtures and fittings including kitchen, bathroom and interior oak doors. The property also benefits from a sun room to the rear, a pressed concrete driveway, an attached garage and gardens to the front and rear, making this a fantastic starter home or investment opportunity. An early is highly recommended to fully appreciate the property on offer.

- Two bedroom semi detached house
- Early viewing high recommended
- Modern white bathroom suite
- Modern fitted kitchen with integrated appliances
- Sun room to rear
- Modern oak internal doors
- Ideal starter home
- Great investment opportunity
- Attached garage and pressed concrete driveway
- Lawned rear garden with raised timber decked seating area

DESCRIPTION

This two bedroom semi detached house incorporates gas central heating and uPVC double glazing and offers accommodation comprising;

ENTRANCE HALL

4'6" x 3'7"

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

LOUNGE

10'11" x 13'10" max.

Under stairs storage cupboard. Coving to the ceiling. One central heating radiator.

KITCHEN

7'9" x 14'1"

A range of modern fitted base and wall units having soft grey high gloss fronts with laminated worktops and tiled work surrounds. The units incorporate a black single drainer sink, a four ring induction hob with an oven under and a stainless steel cooker hood over. Integrated appliances include a washing machine, fridge freezer, tumble dryer and a dishwasher. Vertical radiator. uPVC French doors lead into the sun room.

SUN ROOM

10'8" x 13'2"

A uPVC framed sun room with uPVC French doors that lead into the rear garden. One central heating radiator.

LANDING

4'11" x 6'2"

Loft access. Storage cupboard.

BEDROOM ONE

11'1" x 11'11" max.

To the front elevation. Over stairs storage cupboard housing the gas central heating boiler. Coving to the ceiling. One central heating radiator.

BEDROOM TWO

9'7" x 7'7"

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

BATHROOM

5'8" x 6'2"

A modern white suite comprising a shower bath with a mains fed shower over, and glass shower screen to the bath side, a vanity unit housing a wash hand basin and a low flush WC. Tiled walls. Chrome heated towel rail.

GARAGE

8'4" x 18'11"

An attached concrete sectional garage with a metal up and over door to the front and a personnel door to the rear.

GARDENS

To the front of the property the garden is laid with grey slate chippings and there is a pressed concrete driveway which provides off street parking and access to the garage.

To the rear of the property the garden is fully enclosed and mainly laid to lawn with a raised timber decked seating area and garden store.

Ground Floor

Approx. 57.6 sq. metres (620.5 sq. feet)



Total area: approx. 86.3 sq. metres (929.3 sq. feet)

First Floor

Approx. 28.7 sq. metres (308.9 sq. feet)







