



31 St. Lawrence Avenue, Snaith, Goole, DN14 9JX

£165,000

EPC:

****NO UPWARD CHAIN**** This three bedroom end terrace house is located in the market town of Snaith and would make a fantastic home for a First Time Buyer or young family. The property requires a programme of updating works however offers lots of potential with the added benefit of a good size rear garden. Viewing highly recommended.

- ****NO UPWARD CHAIN****
- End terraced house
- Three bedrooms
- Ideal starter home
- Good size rear garden
- Updating required
- Lots of potential on offer
- Great location for the town centre and schools
- Brick built outbuildings
- Viewing highly recommended

DESCRIPTION

This three bedroom end terrace house incorporates gas central heating and uPVC double glazing and offers accommodation comprising;

ENTRANCE HALL

11'9" x 5'10"

uPVC entrance door. Stair way leading to the first floor. Under stairs storage cupboard. One central heating radiator.

LOUNGE/DINING ROOM

12'9" x 21'10" max.

A tiled fire surround housing a gas fire. Coving to the ceiling. Two central heating radiators.

KITCHEN

10'6" x 10'11" max.

Fitted base and wall units with laminated worktops. The units incorporate a stainless steel single drainer sink. Plumbing for an automatic washing machine. A tiled fire surround housing a gas fire. One central heating radiator. uPVC side door.

LANDING

6'1" x 8'1"

Loft access. Airing cupboard housing the gas central heating boiler.

BEDROOM ONE

11'3" x 10'2"

The measurements plus the entrance area. To the front elevation. Built in wardrobe. One central heating radiator.

BEDROOM TWO

8'5" x 10'11"

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

BEDROOM THREE

8'8" x 7'10"

To the front elevation. Over stairs storage cupboard. One central heating radiator.

BATHROOM

4'10" x 5'6"

A bath with an electric shower over and a wash hand basin. One central heating radiator.

W.C.

5'6" x 2'7"

Low flush WC.

STORE ONE

5'0" x 2'6"

Brick built outbuilding.

STORE TWO

7'1" x 9'1"

Brick built outbuilding.

GARDENS

To the front of the property there is a lawned garden and a part concrete, part gravelled driveway. A concrete pathway leads to the rear garden.

To the rear there is a good size garden which is laid to lawn.

FURTHER INFORMATION

Mobile coverage

EE

Vodafone

Three

O2

Broadband

Basic

17 Mbps

Superfast

80 Mbps

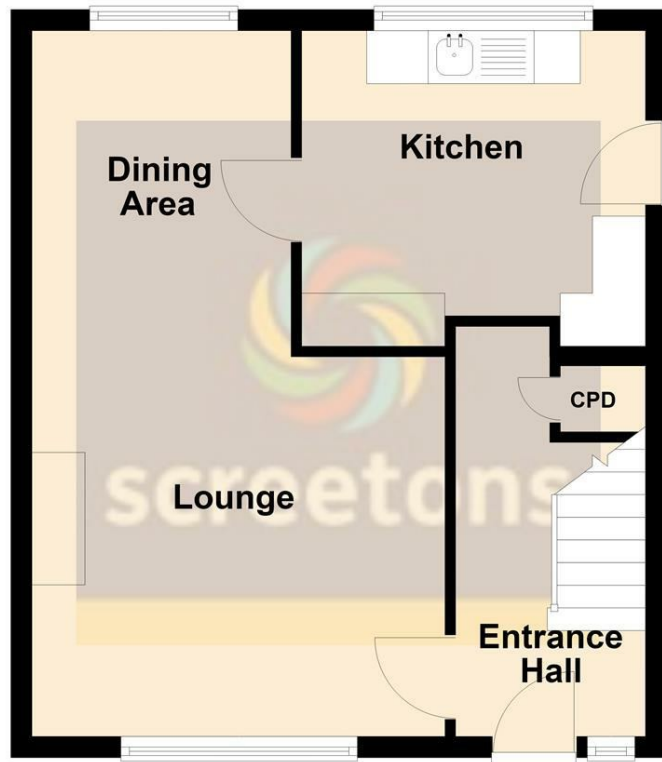
Ultrafast

1800 Mbps

Satellite / Fibre TV Availability = BT & Sky

Ground Floor

Approx. 38.6 sq. metres (415.2 sq. feet)



total area: approx. 77.1 sq. metres (830.4 sq. feet)

First Floor

Approx. 38.6 sq. metres (415.2 sq. feet)

