



3 Montrose Court, Goole, DN14 5XZ

£175,000

EPC: D

****NO UPWARD CHAIN**** Located in a small cul-de-sac in a well established residential area is this detached bungalow. Offering two bedroom accommodation with a conservatory, fully enclosed rear garden, driveway for multiple vehicles and detached garage, this property is a must view.

- ****NO UPWARD CHAIN****
- Detached bungalow
- Two bedrooms
- Driveway for multiple vehicles
- Located in small cul-de-sac
- Conservatory to the rear
- Modern bathroom
- Fully enclosed rear garden
- Detached garage
- Viewing highly recommended

DESCRIPTION

This beautifully presented detached bungalow incorporates gas central and uPVC double glazing and offers two bedroom accommodation comprising;

ENTRANCE HALL

8'0" x 3'8" plus 8'4" x 2'11"

L-shaped hallway. Composite side entrance door. Two built in storage cupboards. Loft access. Coving to the ceiling. One central heating radiator.

LOUNGE

10'1" x 15'11"

Coving to the ceiling. One central heating radiator.

KITCHEN

9'4" x 8'10"

A modern range of fitted base and wall units having grey shaker style fronts with laminated worktops. The units incorporate a stainless steel sink, and a four ring ceramic hob. Integrated oven. Wall mounted gas central heating boiler. Coving to the ceiling. One central heating radiator. Glazed door leads to the conservatory.

CONSERVATORY

8'11" x 14'6"

Brick base/uPVC framed conservatory with a uPVC glazed door that leads into the rear garden. One central heating radiator.

BEDROOM ONE

10'1" x 12'9"

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

BEDROOM TWO

9'7" x 6'11"

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

BATHROOM

6'1" x 5'11"

A modern white suite comprising a panelled bath with an electric shower over and a glass shower screen to the bath side, a wash hand basin and a low flush WC. Coving to the ceiling. One central heating radiator.

GARAGE

9'4" x 18'0"

A detached brick built garage with a metal up and over vehicular door to the front and a personnel door to the side. Light and power.

GARDENS

To the front of the property there is a gravelled garden with shrubs and bushes. A driveway provides off street parking and extends along the left hand side of the property to the garage.

To the rear of the property the garden is fully enclosed and beautifully maintained with a lawned area, well stocked flower beds, a paved patio and a timber pergola.

Ground Floor

Approx. 66.1 sq. metres (711.4 sq. feet)



Total area: approx. 66.1 sq. metres (711.4 sq. feet)





