

linkagency



3, St Margarets Terrace, Swinefleet, Goole, DN14 8FD
£140,000



- Rural village location not far from the regeneration hot spot that is Goole
- Only a short drive to junction 36 of the M62
- Oil central heating
- Lovely views of the church from the front rooms both upstairs and down
- Riverbank walks close by
- No onward chain



Description

Located in the charming village of Swinefleet, St Margrets Terrace presents a delightful opportunity for those seeking a modern terraced house. This property offers up 740 square feet of living space, featuring three comfortable bedrooms and a bathroom.

Upon entering, you are welcomed into a spacious reception room that flows seamlessly into a contemporary kitchen with a dining area, perfect for entertaining guests or enjoying family meals. The property also includes a convenient downstairs cloakroom, adding to its practicality.

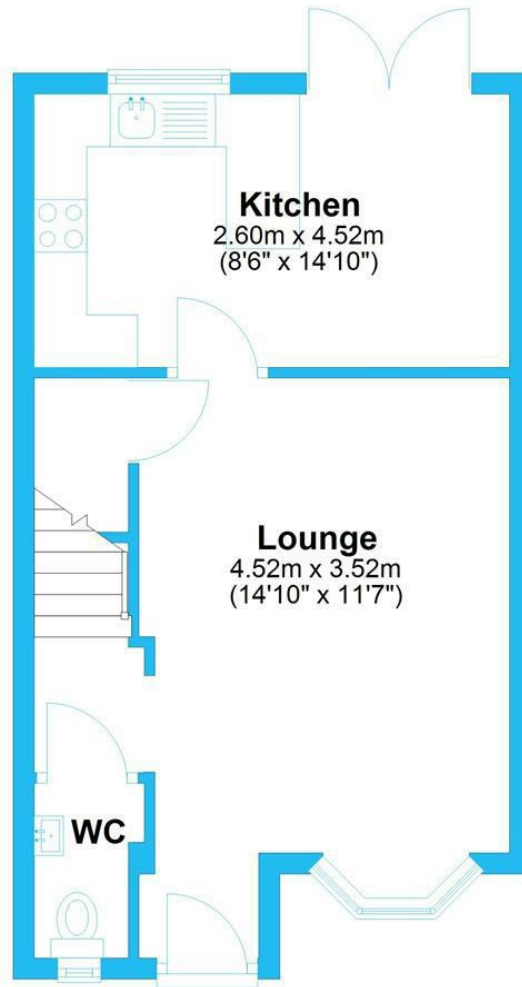
The modern design is complemented by oil central heating, ensuring warmth and comfort throughout the year. The enclosed rear garden offers a private outdoor space, ideal for relaxation or gardening, while the view of St Margarets Church gives a nice outlook..

With parking available for one vehicle, situated in a peaceful village setting. Swinefleet is a friendly community, complete with a primary school, making it an excellent choice for families. Additionally, the property is conveniently located just three miles from Goole, providing easy access to local amenities and transport links.



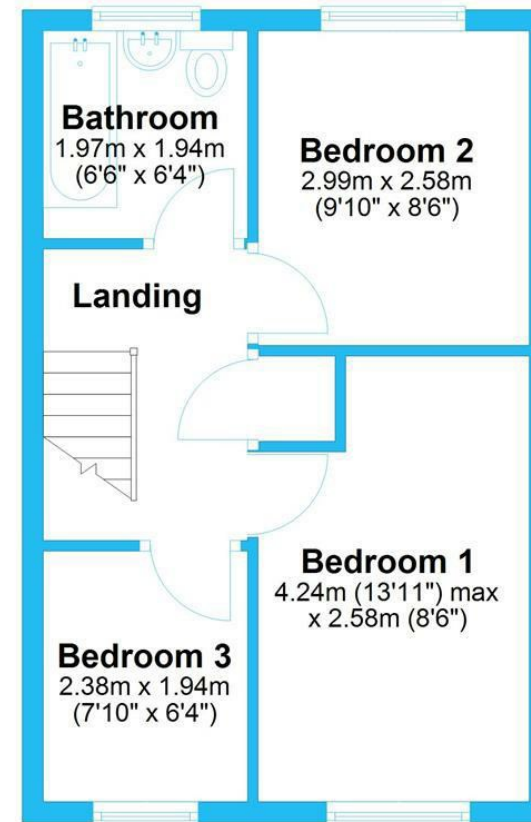
Ground Floor

Approx. 34.9 sq. metres (375.4 sq. feet)



First Floor


Approx. 33.9 sq. metres (364.7 sq. feet)




Total area: approx. 68.8 sq. metres (740.1 sq. feet)

Council Tax Band: B

Tenure: Freehold

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	70	90
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



Viewing
Please contact our office on 01405 768401 to arrange an appointment.

or email: enquiries@linkagency.co.uk

Link Agency,93 Pasture Road, Goole, East Yorkshire, DN14 6BP, 01405 768401

The Particulars are set out as a general outline only for the guidance of intended purchasers, and do not constitute any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.