



20 Russell Road, Goole, DN14 6UW

£215,000

EPC: D

**\*\*NO UPWARD CHAIN\*\*** Located on a corner plot in a highly sought after residential area is this three bedroom semi detached house. The property has been extended to the ground floor to create a larger dining kitchen and offers good size living accommodation and gardens to all three sides. Requiring a programme of updating works this property has potential to be a fantastic home for the new owner.

- **\*\*NO UPWARD CHAIN\*\***
- Semi detached house
- Three bedrooms
- Updating required
- Located on a corner plot
- Extended kitchen
- Good size gardens
- Driveway and detached garage to side
- Lots of potential on offer
- Viewing highly recommended

#### DESCRIPTION

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

#### ENTRANCE HALL

5'7" x 10'10"

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

#### LOUNGE

13'1" x 18'5" max.

Dual aspect room with a uPVC window to the front elevation and uPVC French doors that lead into the rear garden. A timber fire surround housing an electric fire. Under stairs storage cupboard. Coving to the ceiling. Two central heating radiators.

#### DINING AREA

9'5" x 8'8"

A range of fitted base and wall units with laminated worktops to match the kitchen. Breakfast bar. One central heating radiator. Open plan with the kitchen.

#### KITCHEN

7'0" x 15'7"

A traditional range of fitted base and wall units having laminated worktops and tiled work surrounds. The units incorporate a stainless steel single drainer sink. Concealed cooker hood. Integrated fridge. Plumbing for an automatic washing machine and a dishwasher. Tiled floor. uPVC side entrance door.

#### BEDROOM THREE

6'5" x 9'4"

To the front elevation. One central heating radiator.

#### LANDING

5'10" x 2'8"

Loft access. Eaves storage space.

#### BEDROOM ONE

8'8" x 10'9"

To the side elevation. One central heating radiator.

#### BEDROOM TWO

9'11" x 10'6"

To the front elevation. Cupboard housing the gas central heating boiler. Coving to the ceiling. One central heating radiator.

#### BATHROOM

6'11" x 5'9"

A white suite comprising a bath with a shower over and a folding shower screen to the bath side, and a vanity unit housing a wash hand basin and low flush WC with storage under. Tiled walls. One central heating radiator.

#### GARAGE

12'0" x 22'2"

A detached brick built garage with a metal up and over door and a uPVC side personnel door. Light and power. Driveway creates off street parking in front of the garage.

#### GARDENS

To the front of the property there are lawned gardens with a concrete pathway which leads to the front entrance door and extends along the left hand side of the property to the side door and rear garden.

The side garden is laid to lawn with a variety of mature plants and shrubs.

The rear garden is also laid to lawn with a seating area. Two garden stores and an aluminium framed greenhouse. Access to the garage and driveway.

## Ground Floor

Approx. 49.1 sq. metres (528.3 sq. feet)



Total area: approx. 81.0 sq. metres (872.1 sq. feet)

## First Floor

Approx. 31.9 sq. metres (343.9 sq. feet)







