



57 Lime Tree Avenue, Goole, DN14 5HL

£99,950

EPC: G

**** NO UPWARD CHAIN **** In need of updating is this two bedroom end terraced house, this property would make an ideal purchaser for an investor and would also make a great starter home. Located in a well established residential area with off street parking and a good size rear garden this property is well worth viewing to see the potential on offer.

- NO UPWARD CHAIN
- End terraced house
- Two bedrooms
- Updating required
- Ideal starter home
- Great investment opportunity
- Lots of potential on offer
- Driveway to front
- Good size rear garden
- Early viewing highly recommended

DESCRIPTION

This two bedroom end terrace house incorporates uPVC double glazing and offers accommodation comprising;

ENTRANCE HALL

4'3" x 4'3"

uPVC entrance door. Stair way leading to the first floor.

LOUNGE

12'11" x 11'10"

Wall mounted gas fire. Coving to the ceiling.

KITCHEN

8'10" x 8'2"

Fitted base and wall units with laminated worktops and tiled work surrounds. The units incorporate a stainless steel single drainer sink. Wall mounted boiler to heat the water. Pantry store. Doorway to the rear lobby.

REAR LOBBY

3'2" x 6'2"

uPVC side door. Under stairs storage cupboard.

STORE

4'4" x 2'8"

Plumbing for an automatic washing machine.

LANDING

2'9" x 6'2"

Loft access.

BEDROOM ONE

12'6" x 11'10"

To the front elevation. Recess wardrobes. Over stairs storage cupboard.

BEDROOM TWO

8'5" x 8'7"

To the rear elevation. Coving to the ceiling.

BATHROOM

6'1" x 5'4"

A three piece suite comprising a panelled bath, a wash hand basin and a low flush WC with a tiled surround.

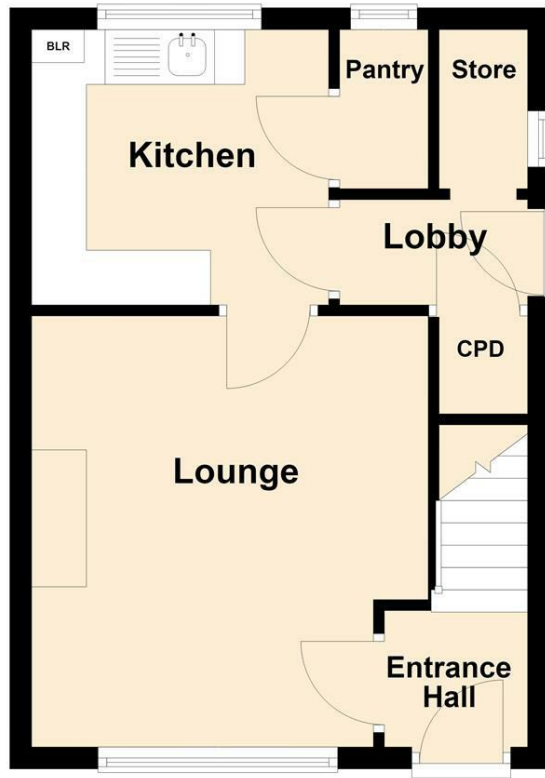
GARDENS

To the front of the property there is a concrete driveway providing off street parking and a lawned garden. A metal gate to the side provides access into the rear garden.

To the rear of the property the garden has a lawned area with mature shrubs and bushes which are quite overgrown. Garden store and timber lean to greenhouse located at the bottom of the garden.

Ground Floor

Approx. 29.7 sq. metres (319.2 sq. feet)



total area: approx. 59.3 sq. metres (638.5 sq. feet)

First Floor

Approx. 29.7 sq. metres (319.2 sq. feet)

