



10 Third Avenue, Goole, DN14 6JF

£79,950

EPC: D

****NO UPWARD CHAIN**** This mature mid terrace house is located within walking distance of the town centre and local amenities. The property offers two bedroom accommodation which is in need of some internal updating but offers great potential to be a fantastic home for a First Time Buyer and also opportunity to be a buy to let investment property. Viewing is highly recommended.

- ****NO UPWARD CHAIN****
- Mature mid terrace house
- Two double bedrooms
- Updating required
- Gas central heating (back boiler)
- Within walking distance of the town centre
- Ideal home for a First Time Buyer
- Potential to be a buy to let investment property
- Enclosed rear garden
- Viewing highly recommended

DESCRIPTION

This mature mid terrace house incorporates gas central heating and uPVC double glazing and offer two bedroom accommodation comprising;

LOUNGE

12'2" x 11'11"

uPVC entrance door. Brick fire surround housing a gas fire with back boiler. Coving to the ceiling. One central heating radiator.

LOBBY

2'5" x 2'9"

Stair way leading to the first floor.

LIVING ROOM

12'2" x 12'0"

A brick surround housing a gas fire. Under stairs storage space. Coving to the ceiling. One central heating radiator.

KITCHEN

13'2" x 9'8"

A range of fitted base and wall units with laminated work tops. The units incorporate a stainless steel single drainer sink. Plumbing for an automatic washing machine. One central heating radiator. uPVC door provides access to the rear garden.

LANDING

2'6" x 2'8"

BEDROOM ONE

12'1" x 11'10"

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

BEDROOM TWO

12'1" x 12'1"

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

BATHROOM

13'7" x 6'5"

A cream suite comprising a panelled bath, a wash hand basin and a low flush WC. Airing cupboard housing the hot water cylinder. One central heating radiator.

OUTSIDE

To the front of the property there is a small buffer garden that provides access to the front entrance door.

To the rear of the property there is a enclosed established garden with a metal gate that leads onto the rear service road.

Ground Floor

Approx. 39.0 sq. metres (419.5 sq. feet)



Total area: approx. 77.9 sq. metres (839.0 sq. feet)

First Floor

Approx. 39.0 sq. metres (419.5 sq. feet)





