



24 Westfield Avenue, Goole, DN14 6JX

£125,000

EPC: D

Marketed with no upward chain is this three bedroom semi detached house which is within close proximity of the local amenities. The property requires a programme of updating works and offers the potential to be a fantastic family home. The property is a must view to appreciate the size of the property and the potential on offer.

- Semi detached house
- Three bedrooms
- Two reception rooms
- Updating required
- Gas central heating
- Ground floor toilet
- Front garden with raised planters
- Enclosed rear garden
- Viewing highly recommended
- NO UPWARD CHAIN

DESCRIPTION

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

ENTRANCE HALL

5'8" x 6'3"

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

LOUNGE

12'5" x 12'0"

Bay window. Coving to the ceiling. One central heating radiator.

DINING ROOM

12'11" x 11'11"

Under stairs storage cupboard. Fire recess. Coving to the ceiling. One central heating radiator.

KITCHEN

9'6" x 8'5"

A range of base and wall units with cream fronts having oak worktops and tiled work surrounds. The units incorporate a stainless steel sink with an integral drainer, a four ring ceramic hob with an oven under and a stainless steel cooker hood over. Plumbing for an automatic washing machine. Tiled floor. uPVC glazed rear entrance door.

LOBBY AND W.C.

8'10" x 3'4"

A white wash hand basin inset into a vanity unit with storage under and a low flush WC. Tiled floor.

LANDING

16'3" x 2'5" plus 8'4" x 2'4"

Cupboard housing the gas central heating boiler.

BEDROOM ONE

12'2" x 12'6"

To the front elevation. One central heating radiator.

BEDROOM TWO

10'4" x 9'8"

To the side elevation. Over stairs storage cupboard with loft access. One central heating radiator.

BEDROOM THREE

7'8" x 8'11"

To the rear elevation. One central heating radiator.

BATHROOM

8'6" x 4'3"

A white suite comprising a panelled bath with a shower fitment to the bath taps, a vanity wash hand basin with storage under and a low flush WC. White heated towel rail.

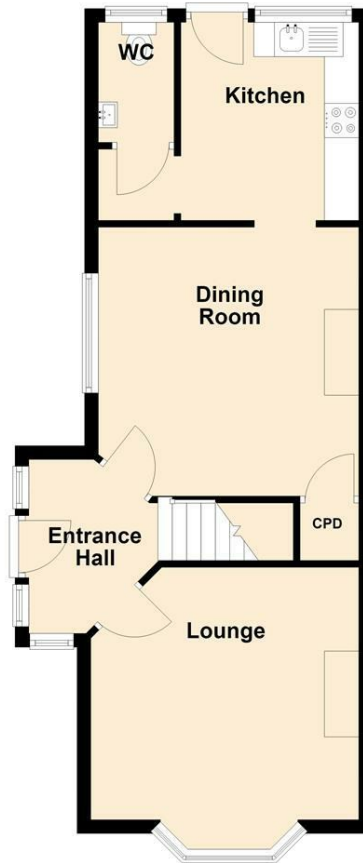
GARDENS

To the front of the property there are raised planters filled with various plants and shrubs. A concrete pathway leads to the side entrance door. A locked gate provides access into the rear garden.

The rear garden is fully enclosed with a paved seating area. Timber garden shed and a covered bin storage area. A lockable gate provides access onto the rear service road.

Ground Floor

Approx. 47.2 sq. metres (507.6 sq. feet)



Total area: approx. 91.2 sq. metres (981.6 sq. feet)

First Floor

Approx. 44.0 sq. metres (474.0 sq. feet)







