



62 Oak Avenue, Old Goole, DN14 5UU

£152,500

EPC: C

This three bedroom semi detached house is located in a modern development and would make an ideal home for a First Time Buyer or young family and would also make a fantastic investment opportunity. The property offers good size accommodation with a modern kitchen and bathroom, enclosed garden to the rear and allocated parking. Viewing is highly recommended.

- Modern semi detached house
- Three bedrooms
- Allocated parking to rear
- Ideal starter home
- Great investment property
- Ground floor WC
- Modern kitchen and bathroom
- Located in modern development
- Enclosed rear garden
- Viewing highly recommended

#### DESCRIPTION

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

#### ENTRANCE HALL

6'5" x 16'0"

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

#### KITCHEN

6'9" x 11'8"

A modern fitted kitchen with navy blue base units and white wall units with laminated worktops and tiled surrounds. The units incorporate a white ceramic one and a half bowl single drainer sink, a four ring induction hob with an electric oven under and a stainless steel cooker hood over with a glass splash back. Integrated dishwasher. Breakfast bar. Wall mounted gas central heating boiler. One central heating radiator.

#### WC

4'11" x 2'9"

A modern white suite comprising a wash hand basin and a low flush WC. Tiled floor. One central heating radiator.

#### LOUNGE

9'1" x 13'8" plus 6'10" x 4'4"

uPVC sliding patio doors lead into the rear garden. Two central heating radiators.

#### LANDING

6'0" x 8'9"

Airing cupboard. Loft access. One central heating radiator.

#### BEDROOM ONE

8'9" x 13'8"

To the front elevation. Over stairs storage. One central heating radiator.

#### BEDROOM TWO

6'3" x 10'5"

To the rear elevation. One central heating radiator.

#### BEDROOM THREE

7'3" x 6'11"

To the rear elevation. One central heating radiator.

#### BATHROOM

5'4" x 7'1" max.

A modern white suite with a tiled bath side with a shower fitment to the bath taps and a folding glass shower screen to the bath side, a pedestal wash hand basin and a low flush WC. Tiled walls and floor. One central heating radiator.

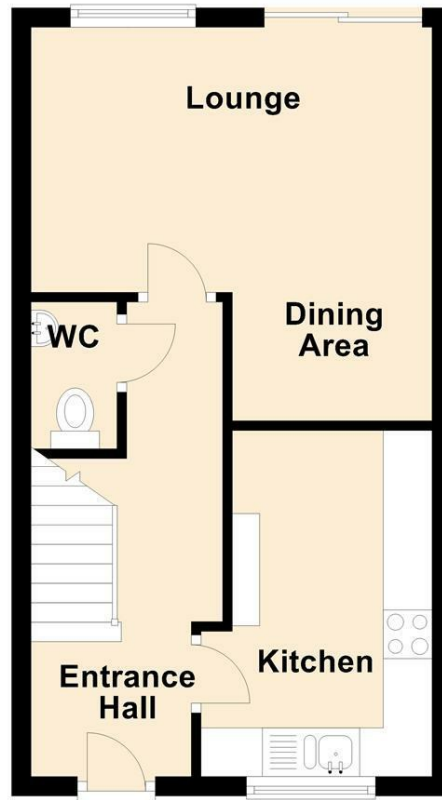
#### OUTSIDE

To the front of the property there is a small lawned garden with a paved pathway leading to the front entrance door and extends along the side to the rear garden via a timber garden gate.

To the rear of the property the garden is fully enclosed and laid to lawn with a raised timber decked seating area and a timber garden shed. A timber garden gate at the bottom of the garden leads to the allocated parking for no62 and the neighbouring properties with vehicular access gained from Birch Grove.

## Ground Floor

Approx. 31.7 sq. metres (341.4 sq. feet)



Total area: approx. 63.4 sq. metres (682.8 sq. feet)

## First Floor

Approx. 31.7 sq. metres (341.4 sq. feet)

