



Chestnut Avenue Goole DN14 6SZ

£105,000

- Terraced House
- Two Double Bedrooms
- Kitchen With Appliances
- Groundfloor Cloaks
- Modern White Bath Suite
- Upvc DG & Gas Combi
- Gardens Front & Rear
- EPC Rating D

91 Pasture Road T. 01405 780 666
Goole F. 01405 762 942
East Yorkshire E. info@housesetc.co.uk
DN14 6BP www.housesetc.co.uk

Registered in England No 8047217 Registered Office: Suite One,
Hedley Court, Boothferry Road, East Yorkshire, DN14 6AA



WHY HOUSESETC?

Multi 5 star rated, award winning professional qualified & accredited. Visit www.housesetc.co.uk, our easy-to-use, responsive website offers useful hints & tips for buyers & sellers which could help save you £1000's, including: viewing guides, local school, transport & crime information, additionally there is a useful 'Feedback' section which now carries scores of video testimonials.

Please follow us on Social media where we aim to keep you entertained and updated with the very latest property news & views, as well as posts of all our 'new' & 'reduced price' properties and much much more.

Register now for 'Priority Property Alerts', don't miss out on your dream home.

If you have a property to sell, book your FREE valuation appointment now!

Many thousands of agents including Housesetc are advertising their new & exclusive properties with OnTheMarket.com first, to see these properties set up an instant alert today and you'll automatically receive an email detailing properties that match your requirements.

PROPERTY SUMMARY

Housesetc Goole- Located on a popular cul de sac this well presented terraced property benefits from gas combi boiler(Feb 2016), Upvc DG, front garden and private rear garden. The living accommodation briefly comprises to the groundfloor: entrance lobby, lounge with patio doors into garden, kitchen with integrated cooking appliances and groundfloor cloaks with modern white suite. To the first floor are two double bedrooms and a spacious, good quality family bathroom with modern white suite. Viewing is highly recommended.

ENTRANCE

Upvc front entrance door with double glazed stained and leaded glass insert leads into

ENTRANCE LOBBY

Benefitting from good quality oak effect laminate wood flooring, stairs rising to first floor accommodation and internal doors leading off.

KITCHEN 14' 5" x 7' 8" max (4.39m x 2.34m)

Fully fitted kitchen with a good range of cream wall and base units trimmed in oak effect with matching wood effect food preparation surfaces and co-ordinating ceramic splash back tiling, integrated electric oven and four ring gas hob with filter hood above, plumbing for automatic washing machine, single bowl stainless steel sink with mixer tap, ceiling mounted spot lights, radiator, Upvc double glazed window with fitted window blinds over looking the front, Upvc double glazed window to the rear and Upvc entrance door with double glazed opaque insert opens out into rear garden. Internal door leads into

GROUND FLOOR W.C 6' 5" x 6' 7"max (1.96m x 2.01m)

Fitted with modern white suite comprising pedestal wash

hand basin with co-ordinating ceramic splash back tiling, dual low level flush w.c, coving to the ceiling, radiator, laminate wood flooring, electric extractor fan and Upvc double glazed window with fitted vertical blinds to the rear.

LOUNGE 16' 0" max x 10' 5" max(4.88m x 3.18m)

Feature marble effect fire surround with raised hearth housing real flame coal effect gas fire, coving to the ceiling, fitted oak effect laminate wood flooring, double radiator, Upvc double glazed window with fitted vertical blinds over looks the front garden whilst Upvc double glazed patio doors with complimentary vertical blinds opens out into the rear.

FIRST FLOOR ACCOMMODATION

STAIRS AND LANDING

Carpeted staircase with painted timber handrail leads to landing with timber spindles and balustrade above, access to roof void, coving to the ceiling, Upvc double glazed window over looks the rear garden and internal doors leading off.

BEDROOM ONE 14' 5" x 11' 1" max (4.39m x 3.38m)

With good quality oak effect laminate wood flooring, useful fitted shelved storage cupboard, coving to the ceiling, radiator and Upvc double glazed windows with fitted venetian blinds to both front and rear.

BEDROOM TWO 8' 0" max x 11' 10" max (2.44m x 3.61m)

Second double bedroom benefits from useful walk in storage cupboard containing wall mounted gas combi boiler, useful overhead shelved storage locker, coving to the ceiling, radiator and Upvc double glazed window over looking the front.



BATHROOM 6' 2" x 8' 10" (1.88m x 2.69m)

Well presented house bathroom with high quality ceramic tiled walls to dado rail height fitted with modern white suite comprising vanity wash hand basin set in double white high gloss unit with contemporary style mixer tap, low level flush w.c, panelled bath with shower mixer, fitted shower screen and co-ordinating ceramic splash back tiling. Stainless steel ladder style towel radiator, coving to the ceiling, ceiling mounted spot light, and Upvc double glazed opaque window to the rear.

EXTERNAL

FRONT

To the front of the property is a brick built perimeter wall with double wrought iron gates giving access to pebbled area and matching wrought iron pedestrian access gate and concrete walkway which leads to front door. The garden is enclosed with timber perimeter fencing and brick built wall and comprises two pebbled areas with a good variety of mature shrubs and plants. Timber pedestrian access gate leads to alley way and rear.

REAR

To the rear is a well presented fully enclosed mature lawned garden incorporating paved patio area and shaped lawn with a good variety of mature shrubs and trees, to the bottom end of the garden is a secure timber storage shed, outside lights and cold water supply

TENURE

The vendor has advised us that the property for sale is Freehold, obviously this should be checked with your legal advisor prior to commitment to purchase.

HEATING & APPLIANCE

The Heating and Appliances have not been tested by Housesetc.

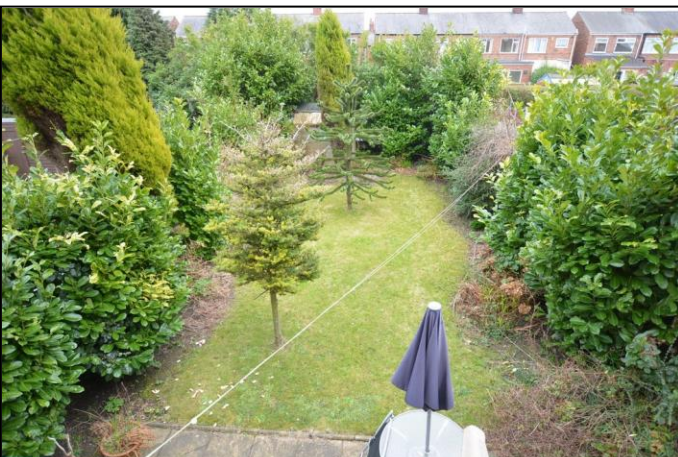
We would recommend that all the information that we provide regarding this property is verified by yourself. We do not inspect deeds and therefore any references to right of way etc need to be confirmed.

LOCATION

From Boothferry Road in Goole turn into Dunhill Road and proceed to the very top of the road then take a right and then first right onto Chestnut Avenue where the property is on the right hand side and can be identified by our Housesetc For Sale Board.

Council Tax: A





91 Pasture Road
Goole
East Yorkshire
DN14 6BP

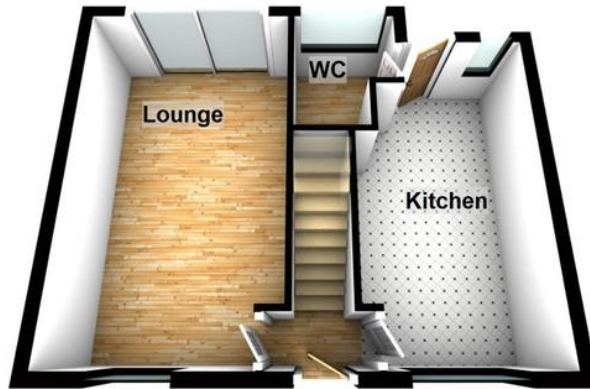
T. 01405 780 666
F. 01405 762 942
E. info@housesetc.co.uk
www.housesetc.co.uk

Registered in England No 8047217 Registered Office: Suite One,
Hedley Court, Boothferry Road, East Yorkshire, DN14 6AA



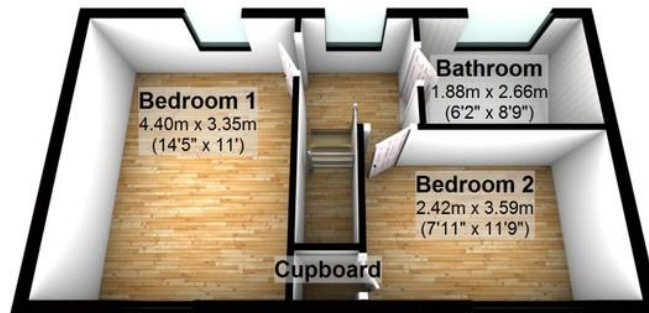
Ground Floor

Approx. 36.2 sq. metres (389.8 sq. feet)



First Floor

Approx. 35.3 sq. metres (379.5 sq. feet)



Total area: approx. 71.5 sq. metres (769.3 sq. feet)

All floorplans and measurements are provided for information purposes only. Plans should not be scaled from or used as reference.
Plan produced using PlanUp.

