



Windsor Drive
Goole
DN14 6QA

£125,000

- End Terraced House
- Generous Corner Plot
- 3 Bedrooms
- Modern Dining Kitchen
- Integrated Cooking Apps
- Gas Combi & Upvc DG
- Driveway & Gardens
- EPC Rating D



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'...WE LOVE SELLING HOUSES' PROPERTY SUMMARY

Housesetc Goole-No onward chain, occupying a generous corner plot with gardens to 3 sides, driveway, Upvc DG and gas combi boiler, the property also benefits from fitted carpets (2015) The accommodation comprises: Entrance porch, hallway, lounge, modern dining kitchen with integrated appliances, rear lobby. To the first floor are 3 bedrooms, bathroom and separate WC with modern white suite. Viewing advised.

ENTRANCE Woodgrain effect Upvc entrance door with double glazed insert leads into

ENTRANCE PORCH 3' 8" x 6' 1" (1.12m x 1.85m) With block effect laminate wood flooring, wall mounted shoe storage boxes and woodgrain effect Upvc double glazed windows with fitted vertical blinds over looking the front. Internal timber door with glazed inserts leads into

ENTRANCE HALLWAY Light entrance hallway benefits from radiator, stairs rising to first floor accommodation and internal doors leading off.

LOUNGE 15' 9" x 12' 0" (4.8m x 3.66m) Spacious lounge benefits from good quality oak effect laminate wood flooring, contemporary style fire surround housing electric fire. Coving to the ceiling and woodgrain effect Upvc double glazed window with fitted vertical blinds over looking the front.

REAR HALLWAY 8' 0" x 6' 0" (2.44m x 1.83m) With timber integral storage cupboards, radiator, wood grain effect Upvc double glazed window with fitted vertical blinds to the side and woodgrain effect Upvc side entrance door with double glazed opaque insert opens out into the garden, internal door leads into

DINING KITCHEN 10' 11" x 11' 10max" (3.33m x 3.61m) Fully fitted kitchen having good quality cottage style kitchen units finished in white with marble effect food preparation

surfaces and co-ordinating ceramic splash back tiling. Integrated electric oven and matching stainless steel finished 4 ring gas hob with filter hood above. Good quality tiled flooring, 1 & 1/2 bowl stainless steel sink with mixer tap, plumbing for automatic washer, radiator, woodgrain effect Upvc double glazed window over looks the rear garden.

FIRST FLOOR ACCOMMODATION

STAIRS AND LANDING Enclosed staircase leads to landing with ceiling mounted smoke alarm, access to roof void, woodgrain effect Upvc double glazed window with fitted vertical blinds to the side, useful storage cupboard containing gas combi boiler and internal doors leading off.

BEDROOM ONE 14' 4max" x 10' 3min" (4.37m x 3.12m) With radiator, and woodgrain effect Upvc double glazed window with fitted vertical blinds over looking the front.

BEDROOM TWO 11' 2max" x 10' 7min" (3.4m x 3.23m) With radiator and woodgrain effect Upvc double glazed window with fitted vertical binds over looking the rear garden.

BEDROOM THREE 9' 0max" x 7' 9max" (2.74m x 2.36m) With useful integral shelved storage cupboard ideal for wardrobe, radiator and woodgrain effect Upvc double glazed window with fitted vertical blinds over looking the



front.

BATHROOM 5' 7" x 4' 7" (1.7m x 1.4m) Benefits from tiled flooring and modern white suite comprising, pedestal wash hand basin with co-ordinating splash back tiling and panelled bath with co-ordinating ceramic splash back tiling, radiator and woodgrain effect Upvc double glazed opaque window with fitted roller blind to the rear.

SEPARATE W,C 5' 7" x 2' 6" (1.7m x 0.76m) With good quality tiled flooring, modern dual low level flush w.c, woodgrain effect Upvc double glazed opaque window with fitted roller blind to the side.

EXTERNAL

FRONT & SIDE To the front of the property is a recently built (2015) brick perimeter wall, concrete walkway to front door and mature lawned garden. To the side is a concrete driveway which provides off street parking and timber pedestrian access gate leads to the side and rear.

SIDE & REAR To the side and rear are two fully enclosed lawned gardens with good quality timber perimeter fencing incorporating concrete posts and gravel boards. Concrete hard standing/patio area and outside cold water supply. Walk in brick out building with shelved storage and power point.

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 AND APPLIANCES 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.

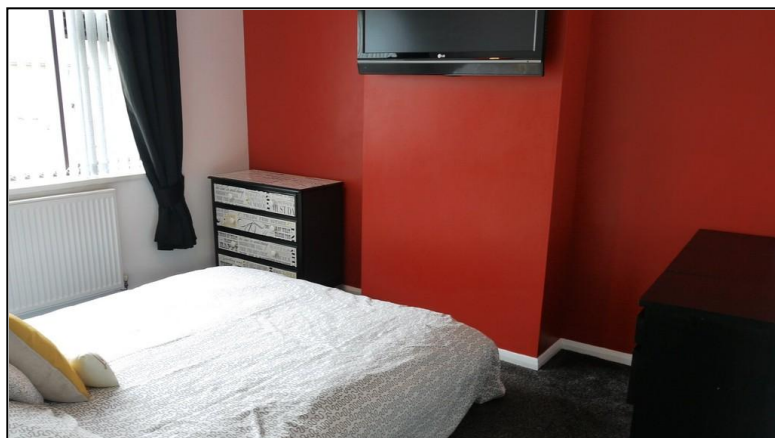
LOCATION Leaving our office on Pasture Road **LOCATION** Leaving our office on Pasture Road turn left at the mini roundabout on to Centenary Road. Turn right on to Oxford, turn left on to Ilkeston Avenue, and then turn left on to Windsor Drive where the property is on the right hand side and can be easily identified by our Housesetc For Sale board.

Council Tax: A



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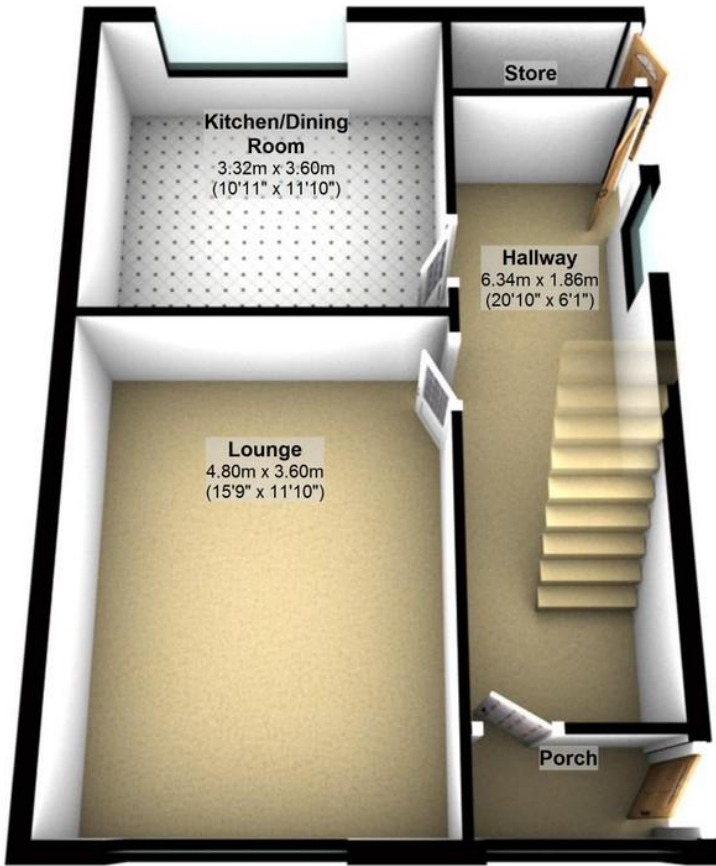


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Ground Floor

Approx. 45.6 sq. metres (491.3 sq. feet)



First Floor

Approx. 40.8 sq. metres (439.2 sq. feet)



Total area: approx. 86.4 sq. metres (930.5 sq. feet)

