



Chiltern Road
Goole
DN14 6HW

£110,000

- Semi Detached House
- Three Bedrooms
- Modern Kitchen
- Integrated Appliances
- Conservatory & Gflr WC
- Gas Combi & Upvc DG
- Drive & Enclosed Gardens
- EPC Rating C

91 Pasture Road **T. 01405 780 666**
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Registered in England No 8047217 Registered Office: Suite One,
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'...WE LOVE SELLING HOUSES' PROPERTY SUMMARY

Housesetc Goole- Beautifully presented semi detached house, three bedrooms, modern kitchen with integrated appliances, conservatory, modern white shower room with good quality suite, gas combination boiler, Upvc DG, groundfloor WC, paved off street parking, well presented & fully enclosed rear gardens, out-house with power & light, viewing strongly advised.

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

ENTRANCE HALLWAY With contemporary style light fitting, coving to the ceiling, central heating radiator and stairs rising to first floor accommodation. Natural timber door with opaque insert leads into

DINING KITCHEN 7' 6" x 17' 1" (2.29m x 5.21m) Spacious fully fitted modern dining kitchen with a good variety of wall and base units finished in beech effect with marble effect food preparation surfaces and coordinating ceramic splash back tiling. Single bowl stainless steel sink with mixer tap, integrated double electric oven and four ring electric hob with filter hood above, integrated larder style fridge freezer, plumbing for automatic washing machine and dryer, tiled flooring, coving to the ceiling, ceiling mounted spotlight and ladder style towel radiator. Upvc double glazed window and Upvc double glazed patio doors open into

CONSERVATORY 9' 1" x 8' 9" (2.77m x 2.67m) Upvc double glazed conservatory with bespoke fitted window blinds, tiled flooring, fitted power point and Upvc double glazed door opening out onto patio area.

LOUNGE 14' 0" x 13' 8 max" (4.27m x 4.17m) With oak Adam style fire surround with marble back and raised hearth housing real flame coal effect gas fire, coving to the ceiling, central heating radiator and Upvc double glazed bow

window with stained and leaded glass skylights and fitted vertical blinds overlooking the front.

REAR LOBBY Benefits from tiled flooring, latched handled door leading to useful understairs shelved storage cupboard and Upvc side entrance door with double glazed opaque insert. Natural timber door leads into

GROUND FLOOR W.C. Benefits from tiled flooring, modern dual low level flush W.C. and Upvc double glazed opaque window to the rear.

FIRST FLOOR ACCOMMODATION

STAIRS AND LANDING Open staircase with timber spindles and balustrade lead to landing with coving to the ceiling, access to roof void, Upvc double glazed window with fitted vertical blinds to the side and internal doors leading off.

BEDROOM ONE 13' 3" x 11' 6" (4.04m x 3.51m) Fitted with a good range of wardrobes to include hanging rail, storage shelving and dressing table with fitted vanity mirror, coving to the ceiling, central heating radiator and Upvc double glazed window with fitted vertical blinds overlooking the front.

BEDROOM TWO 8' 5" x 12' 4 min" (2.57m x 3.76m) With

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fitted timber storage cupboard housing Worcester gas combination boiler with matching overhead storage cupboards, coving to the ceiling, central heating radiator and Upvc double glazed window with fitted vertical blinds providing views over the rear garden.

BEDROOM THREE 10' 4 max" x 8' 4 max" (3.15m x 2.54m)
Good sized third bedroom with useful fitted shelved storage cupboard, coving to the ceiling, central heating radiator and Upvc double glazed tilt and turn window with fitted vertical blinds overlooking the front.

SHOWER ROOM Benefits from ceramic tiled walls and good quality modern white suite comprising vanity wash hand basin with contemporary style mixer tap set in double white high gloss unit with stainless steel door furniture, dual low level flush W.C., independent step in shower cubicle with marble effect splash backs and mains fed shower, stainless steel ladder style towel radiator and Upvc double glazed opaque window with fitted vertical blind overlooking the rear.

EXTERNAL

FRONT To the front of the property is a brick built perimeter wall and brick built dividing walls with double wrought iron vehicular access gates leading to attractive patterned concrete block effect driveway with key block effect edging and mature lawned gardens. Storm porch to front door with courtesy coach light and secure timber pedestrian access gate to side and rear.

REAR Patterned concrete walkway with outside security light and side entrance door lead to rear with brick built secure outhouse with Upvc door having double glazed opaque insert and Upvc double glazed opaque window to the rear, the outhouse has the benefit of both power and light connected. Patterned block effect walkway leads to rear with outside cold water supply and further outside security light. Attractive patio area leads onto further pebbled alpine style garden with timber storage shed leading further onto attractive lawned garden with generously well stocked borders and good quality timber perimeter fencing incorporating concrete posts and gravel boards.

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 turn right on to Marlborough Avenue. Turn left on to Chiltern Road where the property is on the left hand side and can be easily identified by our Housesetc For Sale board.

Council Tax: B

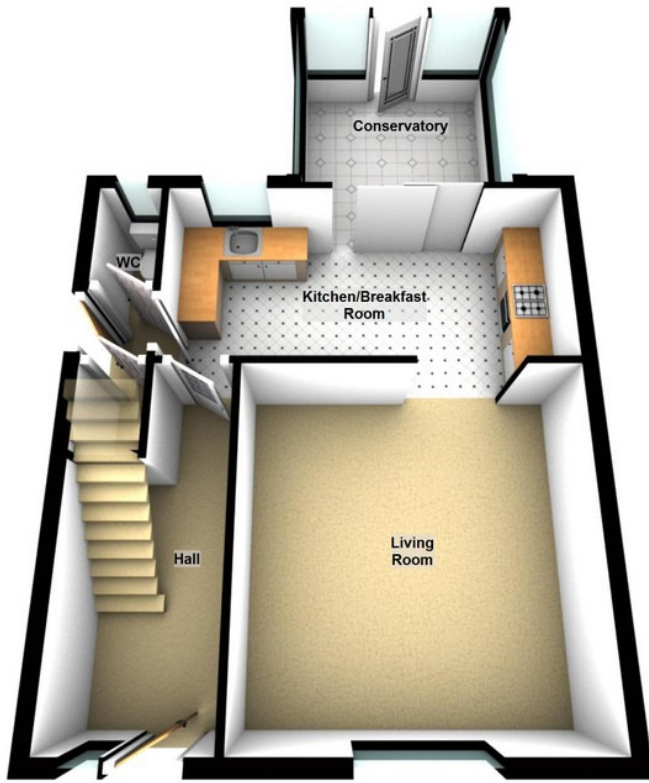




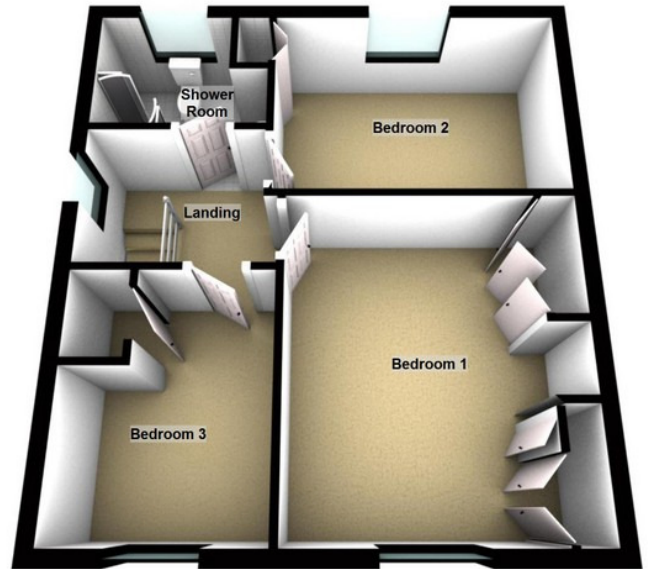
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Ground Floor



First Floor



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

