



Shaftesbury Avenue  
Goole  
DN14 6UZ

£125,000

- Extended End Terrace
- Three Bedrooms
- Spacious Dining Kitchen
- Integral Cooking Appliances
- Substantial End Gardens
- Off Street Parking
- Vacant Possession
- EPC Rating E



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### PROPERTY SUMMARY

Housesetc Goole- With immediate vacant possession, extended property with gas CH, majority Upvc DG, parking and substantial enclosed rear garden. The accommodation comprises to the groundfloor: entrance lobby, lounge with bay window, dining kitchen with walk-in pantry & integrated cooking appliances. To the first floor are 3 bedrooms and a tiled family bathroom with modern white suite. Viewing advised.

### ENTRANCE

Upvc front entrance door with double glazed opaque panelled insert leads into

### ENTRANCE LOBBY

Carpeted entrance lobby with central heating radiator, stairs rising to first floor and internal door leading off into

### LOUNGE 15' 8"max x 12' 8"max (4.78m x 3.86m)

With coloured timber feature Adam style fire surround incorporating marble effect back and raised hearth housing real flame coal effect gas fire, coving to the ceiling, central heating radiator and walk-in square Upvc double glazed bay window over looking the front garden, internal door leads into

### DINING KITCHEN 16' 6"max x 11' 1" (5.03m x 3.38m)

Dining area benefits from oak effect laminate wood flooring, coving to the ceiling, central heating radiator, integrated dresser style cupboard with marble effect work surface, walk-in shelved pantry with timber framed window with opaque insert to the side, to the rear is a Upvc double glazed window over looking the garden, dining area opens up into kitchen. Fully Fitted modern kitchen with a good variety of cream cottage style wall and base units with timber effect door and drawer furniture, marble effect food preparation surfaces and co-ordinating splash back tiling, 1 1/2 bowl coloured sink with mixer tap, integrated electric oven and hob with filter

hood above, plumbing for automatic washing machine, oak effect laminate wood flooring running through from dining area. Upvc double glazed window with fitted vertical blinds to both the side and rear with Upvc entrance door with double glazed opaque insert opening out onto the rear garden.

### FIRST FLOOR ACCOMMODATION

### STAIRS AND LANDING

Enclosed carpeted staircase with painted timber handrail leads to landing with painted timber spindles and balustrade, access to roof void and Upvc double glazed window to the side.

### BEDROOM ONE 11' 7" x 9' 11"max (3.53m x 3.02m)

Coving to the ceiling, central heating radiator and Upvc double glazed window with fitted vertical blinds to the front.

### BEDROOM TWO 10' 7" x 10' 0"max (3.23m x 3.05m)

Coving to the ceiling, central heating radiator and Upvc double glazed window providing excellent views over the rear garden.

### BEDROOM THREE 7' 9" x 6' 6" (2.36m x 1.98m)

Coving to the ceiling, central heating radiator and Upvc double glazed window over looking the rear garden.

### BATHROOM 7' 7" x 5' 7" max(2.31m x 1.7m)

Benefits from fully ceramic tiled walls, fitted with modern white suite comprising dual low level flush WC, pedestal wash hand basin and panelled bath with shower mixer attachment. Stainless steel ladder style towel radiator and Upvc double glazed opaque window with fitted vertical blinds to the front.



## EXTERNAL

### FRONT

To the front of the property is a concrete driveway providing off street parking with adjoining matured lawned garden, perimeter wall, timber dividing fence, storm porch to the front door, concrete walk way to the side and rear with timber pedestrian access gate leading into

### REAR

To the rear is a substantial fully enclosed garden with a good combination of brick built wall, timber perimeter fencing and shrub hedge. Immediately behind the property is covered raised decking area with timber spindles and balustrade, with raised planters and further onto mature garden, concrete walk way leading to the rear with timber shed having the benefit of both power and light connected, door on decking area leads into

### WC

Outside WC fitted with low level flush WC.

### 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 & 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

On entering Goole from Rawcliffe Road turn left at the traffic lights onto Lansdown Road then take the first right onto Shaftsbury Avenue where the property is on the right hand side and can be identified by our Housesetc for sale board.

Council Tax: B

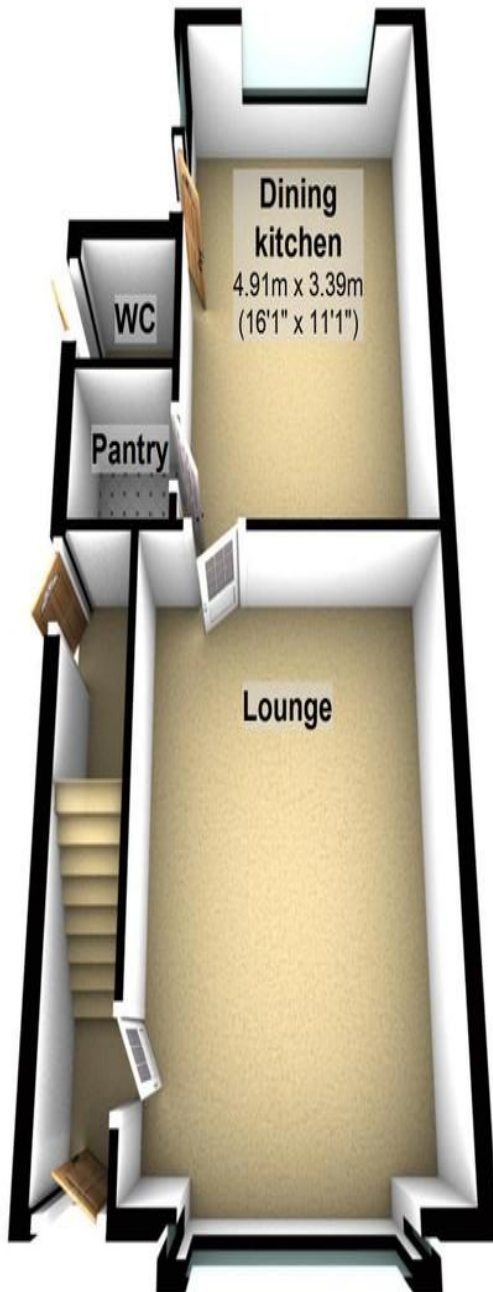






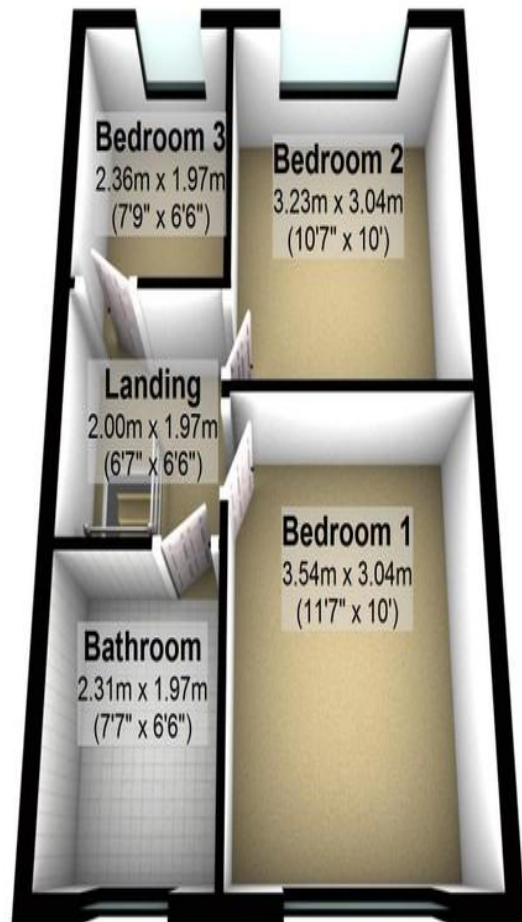
### Ground Floor

Approx. 44.4 sq. metres (477.8 sq. feet)



### First Floor

Approx. 35.1 sq. metres (377.7 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.

