



**Bournville  
Goole  
DN14 6LA**

**£122,500**

- 3 Storey Semi House
- Three Bedrooms
- Two Reception Rooms
- Breakfast Kitchen
- Modern White Bathroom
- Upvc DG & Gas Combi
- Parking, Garage & Gardens
- EPC Rating TBC



91 Pasture Road **T. 01405 780 666**  
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Registered in England No 8047217 Registered Office: Suite One,  
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### PROPERTY SUMMARY

Housesetc Goole- 3 storey semi detached house available with immediate vacant possession and benefiting from off street parking & garage, good size rear garden with timber shed, summerhouse, 2 patio areas and pergola, Upvc DG, gas combi boiler and security alarm. The living accommodation, which is carpeted, comprises: two good sized reception rooms and breakfast kitchen to the ground floor. Two bedrooms and a bathroom fitted with modern white suite and shower occupy the first floor with a further double bedroom to the second floor.

### ENTRANCE

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

### ENTRANCE LOBBY

With stairs rising to first floor accommodation and internal doors leading off.

### LOUNGE 11' 5" x 12' 6" (3.48m x 3.81m)

Timber Adam style fire surround with rustic brick back and paved hearth houses gas fire, coving to the ceiling, stained timber dado rail, ceiling rose, radiator and Upvc double glazed window over looking the front.

### SITTING ROOM 13' 4" x 12' 6" max(4.06m x 3.81m)

With feature stone fire place incorporating timber mantle and display units, coving to the ceiling, radiator, ornate ceiling rose, useful under stairs storage cupboard and Upvc double glazed windows to both side and rear. Internal door leads into

### BREAKFAST KITCHEN 12' 3" x 9' 0" (3.73m x 2.74m)

Fully fitted breakfast kitchen with a range of wall, base and display units finished in timber effect with marble effect

food preparation surfaces and matching breakfast bar with co-ordinating ceramic splash back tiling, single bowl stainless steel sink with mixer tap, radiator, Upvc doubled glazed windows to both side and rear and Upvc entrance door with double glazed opaque insert.

### FIRST FLOOR ACCOMMODATION

#### STAIRS AND LANDING

Enclosed staircase with painted timber handrail leads to landing having turned timber spindles and balustrade above and internal doors leading off.

#### BEDROOM ONE 11' 5" x 12' 7" max (3.48m x 3.84m)

With coving to the ceiling, radiator and Upvc double glazed window to the front, Useful storage cupboard containing wall mounted gas combi boiler.

#### BEDROOM TWO 10' 11" x 6' 1" min (3.33m x 1.85m)

With radiator and Upvc double glazed window providing views over the rear garden.

#### BATHROOM 7' 9" x 6' 2" max(2.36m x 1.88m)

Fitted with a modern white suite comprising dual low level flush w.c, pedestal wash hand basin with co-ordinating ceramic splash back tiling, panelled bath with fitted shower screen, fitted Triton electric shower and co-ordinating ceramic splash back tiling. Radiator and Upvc double glazed opaque window to the rear.

### SECOND FLOOR ACCOMMODATION

#### STAIRS

Door leads to turning staircase with stairs upto

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BEDROOM THREE 14' 1" x 12' 9" (4.29m x 3.89m) (with restricted headroom)

Spacious second floor bedroom with painted timber spindles and balustrade above, access to roof void, double radiator and Upvc double glazed window with fitted venetian blinds to the side.

#### EXTERNAL

##### FRONT

To the front of the property is a brick built retaining wall leading onto concrete forecourt with double wrought iron vehicular gates giving access to driveway providing multi vehicle off street parking, storm porch with side entrance door with courtesy coach light.

##### REAR

To the rear of the property is a concrete sectional garage with up and over door, immediately behind the property is a coloured paved patio area with ornate concrete block wall and outside cold water supply, beyond the patio area is a mature lawned garden with a combination of timber perimeter fencing and shrub hedge, substantial timber storage shed and summerhouse whilst to the rear is an attractive circular stone patio area with timber pergola above.

##### 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

Leaving our office on Pasture Road head over the roundabout onto Westfield Avenue and then turning left onto Bournville where the property is on the left hand side and can be identified by our Housesetc For sale Board.

Council Tax: B





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