



**Shaftesbury Avenue  
Goole  
DN14 6UZ**

**£135,000**

- Extended Terraced House
- 3 Bedrooms
- 2 Reception Rooms
- Kitchen With Appliances
- Modern White Bathroom
- Good Sized Gardens
- No Onward Chain
- EPC Rating D

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### PROPERTY SUMMARY

Housesetc Goole- traditional 3 bed house located in a popular residential area and available with no onward chain. Benefitting from Upvc DG, gas combi boiler, converted attic room, off street parking and good sized gardens, the accommodation briefly comprises: Entrance lobby, lounge with bay window, fitted kitchen with appliances and sun room extension to the ground floor. To the first floor are 3 bedrooms and a bathroom fitted with modern white suite. A timber 'ship's staircase' leads to attic space with radiator and Velux roof windows. Viewing is highly recommended.

### ENTRANCE

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

### ENTRANCE LOBBY

With stripped floorboard effect floor covering, central heating radiator, coving to the ceiling, stairs rising to first floor accommodation and natural timber door with glazed insert leads into

### LOUNGE 15' 8" into bay x 12' 0" max (4.78m x 3.66m)

With contemporary wall mounted electric fire with pebbled inserts and trimmed with glazed border, coving to the ceiling, central ceiling mounted light and matching wall lights, central heating radiator, walk in Upvc double glazed leaded bay window over looking the front. Internal timber door leads into

### DINING KITCHEN 8' 5" min x 15' 2" (2.57m x 4.62m)

Fully fitted modern kitchen with a good variety of wall and base units finished in timber effect with stainless steel T-bar door and drawer furniture, marble effect food preparation surfaces and co-ordinating ceramic splash back tiling, 1 & 1/2

bowl stainless steel sink with contemporary style mixer tap, integrated electric oven with four ring electric hob and matching stainless steel chimney style extractor hood above, integrated dishwasher, tiled effect floor covering, plumbing for automatic washing machine, coving to the ceiling, useful under stairs storage cupboard, central heating radiator, Upvc double glazed window with fitted Venetian blind over looks the rear, ceiling mounted spot lights and archway leads into

### SUN ROOM 9' 7" x 9' 2" (2.92m x 2.79m)

Useful ground floor extension used as either sun room, dining room or playroom, having central heating radiator, fitted glazed display shelving into alcove, useful storage cupboard housing Worcester Bosch gas combi boiler, central heating radiator and Upvc double glazed patio doors with fitted Venetian blinds open out onto patio area at the rear.

### FIRST FLOOR ACCOMMODATION

#### STAIRS AND LANDING

Enclosed staircase with painted timber handrail leads to landing with coving to the ceiling, ship staircase (rising to converted attic space) and internal doors leading off.

#### BEDROOM ONE 11' 9" x 12' 0" (3.58m x 3.66m)

Spacious master bedroom with coving to the ceiling, central heating radiator and Upvc double glazed leaded window over looking the front.

#### BEDROOM TWO 10' 4" max x 9' 0" max (3.15m x 2.74m)

With useful fitted shelved storage cupboard, coving to the ceiling, central heating radiator, Upvc double glazed window providing excellent views to the rear.



**BEDROOM THREE 7' 4" x 5' 11" (2.24m x 1.8m)**

Benefitting from coving to the ceiling, central heating radiator and Upvc double glazed window to the rear.

**BATHROOM 5' 8" x 7' 0" (1.73m x 2.13m)**

Modern house bathroom benefits from ceramic tiled walls to dado rail height, fitted with modern white suite comprising dual low level flush w.c, pedestal wash hand basin with contemporary style mixer tap and panelled bath with fitted shower screen. Mains fed shower with Monsoon style shower head, antique effect mixer tap and telephone style shower attachment, stainless steel ladder style towel radiator, coving to the ceiling, ceiling mounted spot light and Upvc double glazed opaque leaded window to the front.

**CONVERTED ATTIC SPACE 8' 7" x 17' 6" (2.62m x 5.33m)**

Useful converted attic space with twin double doors providing access to additional eaves storage space, central heating radiator, ceiling mounted spot lights and twin timber framed double glazed Velux roof windows to the rear.

**EXTERNAL**

**FRONT & SIDE**

To the front of the property is an open plan parking area for up to two vehicles, comprising concrete driveway and pebbled parking area. Concrete walkway leads to front door with courtesy coach light and storm porch. To the side is a shared alleyway with wrought iron gate giving access to the rear.

**REAR**

To the rear of the property is a well presented mature garden comprising attractively paved patios area with pebbled edging and stepping stones stepping down to mature lawned garden with timber fencing incorporating concrete posts and gravel boards. To the rear of the garden is a further paved patio area with raised Alpine style garden.

**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 Goole on Boothferry Road head over the lights and turn right onto Shaftesbury Avenue where the property can be identified by our Housesetc for sale board

Council Tax: B







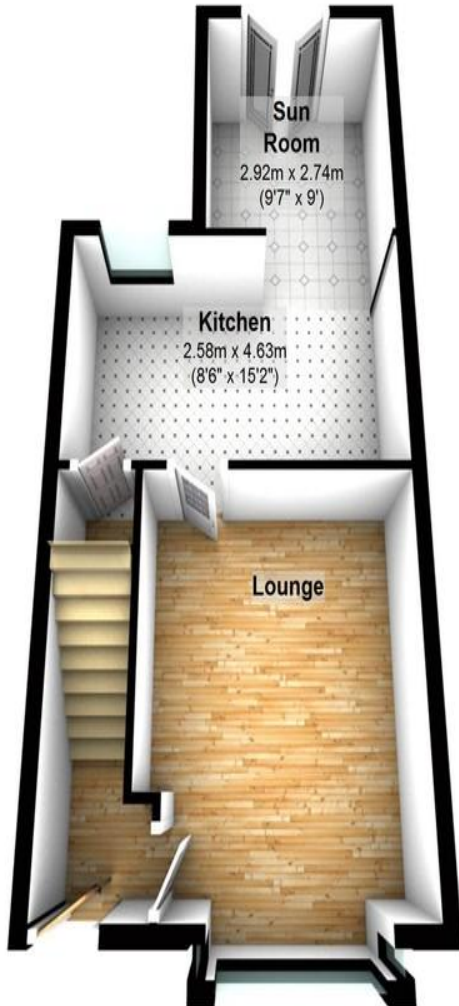
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### Ground Floor

Approx. 40.3 sq. metres (433.4 sq. feet)



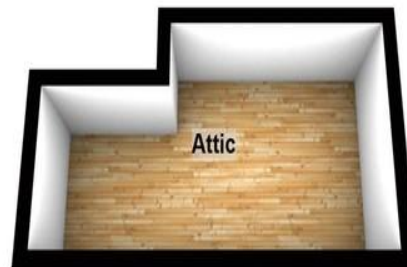
### First Floor

Approx. 38.5 sq. metres (414.9 sq. feet)



### Second Floor

Approx. 11.9 sq. metres (128.0 sq. feet)



Total area: approx. 90.7 sq. metres (976.3 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.

