



St. Lawrence
Avenue
Goole
DN14 9JX

£180,000

- Semi Detached Bungalow
- Two Bedrooms
- Fitted Bedroom Furniture
- Modern Fitted Kitchen
- Multi Integrated Appliances
- Modern Shower Room
- Block Paved Drive & Patio
- Gardens & Garage
- Freehold, EPC TBC
- Council Tax Band B



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PROPERTY SUMMARY

Housesetc Snaith- NO ONWARD CHAIN, modern bungalow, TWO BEDROOMS, both with fitted furniture, MODERN FITTED KITCHEN, multi integrated appliances, GOOD QAULITY SHOWER ROOM, gas combi boiler, GARDENS FRONT & REAR, block paved drive & patio, DETACHED GARAGE, popular location, VIEWING ESSENTIAL.

ENTRANCE

UPVC side entrance door with double glazed opaque insert leads into

KITCHEN 20' 4" x 8' 8" (6.21m x 2.65m)

Fully fitted kitchen with a range of wall and base units finished in cream with stainless steel T-bar door and drawer furniture, solid block effect food preparation surfaces and complimentary splash back tiling, one and a half bowl enamel sink with mixer tap, integrated appliances to include: four ring gas hob with chimney style extractor hood above, double oven, larder style fridge freezer, dishwasher and automatic washing machine, stripped floorboard effect floor covering, central heating radiator, window with fitted blinds to the front, recess ceiling spotlights, two storage cupboards, one containing Worcester Bosch gas combination boiler and doors off.

LOUNGE 16' 11" x 9' 10" (5.17m x 3m)

With central heating radiator, window with fitted blinds to

the front.

BEDROOM ONE 10' 5" x 9' 10" (3.18m x 3m)

Fully fitted bedroom with a vast rage of bedroom furniture to include: wardrobes, storage cupboards and bedside cabinets, central heating radiator, window with fitted blind to the rear.

BEDROOM TWO 6' 11" x 8' 0" (2.11m x 2.45m)

Fully fitted bedroom with a range of furniture to include: cabin bed with storage drawers, wardrobe, additional storage drawers and over-head cupboards, recess ceiling spotlights, integrated TV, central heating radiator, window with blinds over-looking the rear.

SHOWER ROOM 6' 0" x 4' 11" (1.85m x 1.5m)

Fully fitted modern shower room with a fitted Ideal floating vanity wash hand basin with mixer tap and mirrored medicine cupboard above, electric shaver point, double low level flush W.C, walk-in wet room area with monsoon style shower head and telephone style shower attachment, stainless steel ladder style towel radiator, window with blinds to the side.

EXTERNAL

FRONT

To the front is a mature lawned garden with brick built perimeter wall and block paved driveway providing multi-



vehicle off-street parking leading to double wrought iron gates and further block driveway with off-street parking, leading to detached concrete sectional garage with up and over door and side entrance door.

REAR

To the rear is an additional block paved patio area leading onto mature lawned garden with timber perimeter fencing.

EPC

Energy Performance Rating: TBC

HEATING AND APPLIANCE

The Heating and any Appliances included (including Security Alarms where fitted) 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 Rights Of Way etc need to be confirmed.

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.

LOCATION

Postcode for Satnav: DN14 9JX the property is on the right hand side and can be identified by a Housesetc for sale board.

Council Tax: B



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Ground Floor

