



62 Oak Avenue, Old Goole, DN14 5UU

£152,500

EPC: C

This three bedroom semi detached house is located in a modern development and would make an ideal home for a First Time Buyer or young family and would also make a fantastic investment opportunity. The property offers good size accommodation with a modern kitchen and bathroom, enclosed garden to the rear and allocated parking. Viewing is highly recommended.

- Modern semi detached house
- Three bedrooms
- Allocated parking to rear
- Ideal starter home
- Great investment property
- Ground floor WC
- Modern kitchen and bathroom
- Located in modern development
- Enclosed rear garden
- Viewing highly recommended

DESCRIPTION

This three bedroom semi detached house incorporates gas central heating and uPVC double glazing and offers modern accommodation comprising;

ENTRANCE HALL

6'5" x 16'0"

Composite entrance door. Stair way leading the first floor. One central heating radiator.

KITCHEN

6'9" x 11'8"

A modern fitted kitchen with navy blue base units and white wall units with laminated worktops and tiled surrounds. The units incorporate a white ceramic one and a half bowl single drainer sink, a four ring induction hob with an electric oven under and a stainless steel cooker hood over with a glass splash back. Integrated dishwasher. Breakfast bar. Wall mounted gas central heating boiler. One central heating radiator.

WC

4'11" x 2'9"

A modern white suite comprising a wash hand basin and a low flush WC. Tiled floor. One central heating radiator.

LOUNGE

9'1" x 13'8" plus 6'10" x 4'4"

uPVC sliding patio doors lead into the rear garden. Two central heating radiators.

LANDING

6'0" x 8'9"

Airing cupboard. Loft access. One central heating radiator.

BEDROOM ONE

8'9" x 13'8"

To the front elevation. Over stairs storage. One central heating radiator.

BEDROOM TWO

6'3" x 10'5"

To the rear elevation. One central heating radiator.

BEDROOM THREE

7'3" x 6'11"

To the rear elevation. One central heating radiator.

BATHROOM

5'4" x 7'1" max.

A modern white suite with a tiled bath side with a shower fitment to the bath taps and a folding glass shower screen to the bath side, a pedestal wash hand basin and a low flush WC. Tiled walls and floor. One central heating radiator.

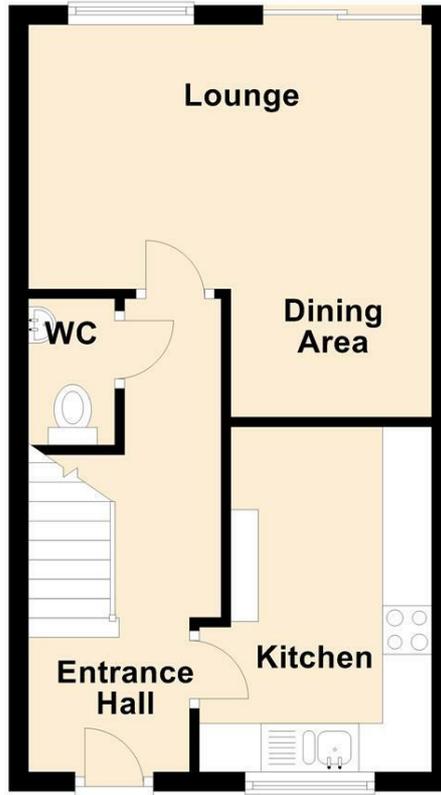
OUTSIDE

To the front of the property there is a small lawned garden with a paved pathway leading to the front entrance door and extends along the side to the rear garden via a timber garden gate.

To the rear of the property the garden is fully enclosed and laid to lawn with a raised timber decked seating area and a timber garden shed. A timber garden gate at the bottom of the garden leads to the allocated parking for no62 and the neighbouring properties with vehicular access gained from Birch Grove.

Ground Floor

Approx. 31.7 sq. metres (341.4 sq. feet)



Total area: approx. 63.4 sq. metres (682.8 sq. feet)

First Floor

Approx. 31.7 sq. metres (341.4 sq. feet)

