



44 Gordon Street, Goole, DN14 6SQ

£90,000

EPC: C

****NO UPWARD CHAIN**** This mature two bedroom mid terrace house is located within walking distance of the town centre and would make an ideal home for a First Time Buyer and also an excellent investment opportunity. A viewing is an absolute must to appreciate the property on offer.

- Mature mid terrace house
- Two double bedrooms
- Through lounge/dining room
- Modern kitchen and bathroom
- Ideal FTB property
- Excellent investment opportunity
- Within walking distance of the town centre
- Viewing recommended
- No upward chain
- EPC Rating: C

DESCRIPTION

This mature two bedroom mid terrace house incorporates gas central heating and uPVC double glazing and offers accommodation comprising;

LOUNGE/DINING ROOM

26'11" x 12'11"

Through lounge dining room. uPVC entrance door. Storage cupboard. Stairway leading to the first floor. Coving to the ceiling. Two contemporary style grey radiators.

KITCHEN

6'10" x 9'5"

A modern range of base and wall units with grey fronts having laminated worktops and tiled work surrounds. The units incorporate a stainless steel single drainer sink, a four ring gas hob with a cooker hood over and an integrated oven. Plumbing for an automatic washing machine. Cupboard housing the gas central heating boiler, uPVC door leads to the rear of the property.

LANDING

2'5" x 2'8"

BEDROOM ONE

13'0" x 11'3"

To the front elevation. Coving to the ceiling. One central heating radiator.

BEDROOM TWO

13'0" x 12'4"

To the rear elevation. Over stairs storage cupboard. Coving to the ceiling. One central heating radiator.

BATHROOM

7'1" x 9'4"

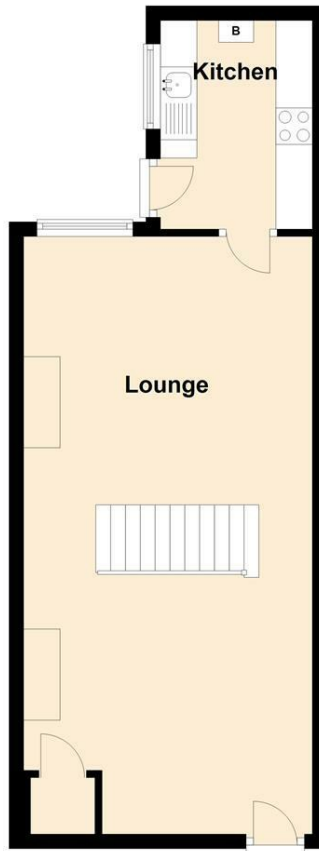
A white suite comprising a shower bath with a mains fed shower over and glass shower screen to the bath side, having a tiled surround, a wash hand basin and a low flush WC. Chrome heated towel rail.

OUTSIDE

To the rear of the property there is a fully enclosed concrete surface yard with a timber decked seating area and a timber garden shed. A timber gate provides access onto the rear service road.

Ground Floor

Approx. 38.6 sq. metres (415.9 sq. feet)



Total area: approx. 77.3 sq. metres (831.8 sq. feet)

First Floor

Approx. 38.6 sq. metres (415.9 sq. feet)



