



22 Malvern Road, Goole, DN14 6HX

£125,000

EPC: D

**\*\*NO UPWARD CHAIN\*\*** This mature three bedroom mid town house is located in a well established residential area and would make a fantastic starter home or investment property. A viewing is highly recommended to see the potential on offer.

- NO UPWARD CHAIN
- Mature mid town house
- Three bedrooms
- Ideal starter home or investment
- New bath installed
- Gas central heating
- uPVC double glazed windows and doors
- Gardens to the front and rear
- Located in well established residential area
- Viewing highly recommended

#### DESCRIPTION

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

#### ENTRANCE HALL

4'3" x 4'11"

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

#### LOUNGE

14'4" x 12'0" max.

A grey fire surround housing a gas fire (capped off). Coving to the ceiling, One central heating radiator.

#### KITCHEN

15'1" x 9'1"

A range of fitted base and wall units having laminated worktops and tiled work surrounds. The units incorporate a stainless steel one and a half bowl single drainer sink, a four ring gas hob with an electric oven under and a stainless steel cooker hood over. Plumbing for an automatic washing machine. One central heating radiator. Under stairs storage cupboard. uPVC door leads to the rear garden.

#### LANDING

9'9" x 2'7"

Loft access.

#### BEDROOM ONE

13'2" x 12'0"

To the front elevation. Laminate flooring. One central heating radiator. Cupboard housing the gas central heating boiler.

#### BEDROOM TWO

8'9" x 10'8"

To the rear elevation. Laminate flooring. One central heating radiator.

#### BEDROOM THREE

7'10" x 9'9"

To the rear elevation. Laminate flooring. One central heating radiator.

#### BATHROOM

13'8" x 6'4" max

A white suite comprising a newly fitted bath with a shower fitment to the bath taps, a wash hand basin and low flush WC. Walls tiled to half height. Laminate flooring. One central heating radiator.

#### GARDENS

To the front of the property there is a lawned garden and a concrete pathway that leads to the front entrance door and extends along the side of the property (shared with No20) to the rear garden.

To the rear of the property there is a lawned garden with a paved seating area and timber garden shed.

## Ground Floor

Approx. 33.8 sq. metres (363.4 sq. feet)



Total area: approx. 76.3 sq. metres (821.2 sq. feet)

## First Floor

Approx. 42.5 sq. metres (457.8 sq. feet)







