



10 Birt Grove, Goole, DN14 6RP

£205,000

EPC: D

This three bedroom semi detached house is located in a quiet cul-de-sac in a highly regarded residential area. The property would make a fantastic family home and a viewing is a must to appreciate the property on offer. No upward chain.

- Semi detached house
- Three bedrooms
- Ideal family home
- L-shaped lounge/dining room
- Modern fitted kitchen
- New bathroom suite
- Enclosed rear garden
- Drive and garage
- Viewing highly recommended
- No upward chain

#### DESCRIPTION

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

#### ENTRANCE HALL

7'3" x 7'2"

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

#### LOUNGE

10'2" x 17'9"

uPVC French doors with side screens which provide access into the rear garden. Coving to the ceiling. One central heating radiator.

#### DINING ROOM

10'8" x 9'11"

Open plan with the lounge. Under stairs storage cupboard. Timber effect laminate flooring. Coving to the ceiling. One central heating radiator.

#### KITCHEN

10'3" x 10'2" max.

A modern range of fitted base and wall units with white high gloss fronts having laminated worktops and tiled work surrounds. The units incorporate a stainless steel one and half bowl single drainer sink and a stainless steel cooker hood. Plumbing for an automatic washing machine. Coving to the ceiling. One central heating radiator. uPVC glazed door leads into the rear garden.

#### LANDING

7'11" x 6'0"

Airing cupboard. Coving to the ceiling.

#### BEDROOM ONE

10'7" x 12'2" max.

The measurements plus the entrance area. To the rear elevation. Loft access. One central heating radiator.

#### BEDROOM TWO

8'5" x 12'5"

The measurements plus the entrance area. To the rear elevation. One central heating radiator.

#### BEDROOM THREE

6'10" x 9'7"

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

#### BATHROOM

5'2" x 7'9"

A newly fitted white bathroom suite comprising a shower cubicle with an electric shower, a vanity unit housing a wash hand basin and low flush WC with storage under. Tiled floor. One central heating radiator.

#### GARAGE

8'3" x 19'1"

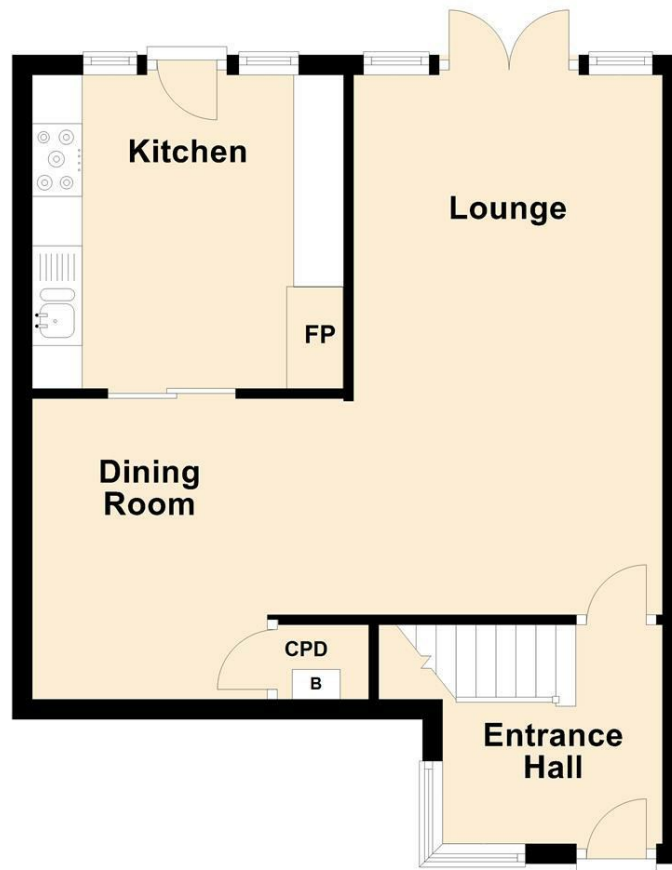
A brick built detached garage with a metal up and over vehicular door and timber side personnel door. Light and power.

#### GARDENS

To the front of the property there is a lawned garden with a paved pathway which leads to the front entrance door. A concrete surface driveway provides off street parking and extends along the side of the property to the garage. A timber gate provides access into the rear garden.

To the rear of the property the garden is fully enclosed and laid to lawn with a raised timber decked seating area.

## Ground Floor



## First Floor







