



87 Cottingham Street, Goole, DN14 5RY

£140,000

EPC: D

****ATTENTION FIRST TIME BUYERS AND INVESTORS**** This three bedroom semi detached house is being sold with vacant possession and been recently re-decorated. With gardens to the front and rear and off street parking, this property must be viewed and an early viewing is highly recommended.

• ****ATTENTION FIRST BUYERS AND INVESTORS****

- Three bedroom semi detached house
- Sold with vacant possession
- Recently re-decorated
- Entrance hall
- Modern fitted dining kitchen
- White bathroom suite
- Enclosed rear garden with timber decking
- Off street parking to the front
- Early viewing highly recommended

DESCRIPTION

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

ENTRANCE HALL

6'2" x 13'11"

uPVC part glazed entrance door. Stair way leading to the first floor. Under stairs storage cupboard. One central heating radiator.

LOUNGE

13'11" x 13'0"

Wall mounted contemporary style electric fire with a tiled hearth. One central heating radiator.

DINING KITCHEN

8'3" x 19'7"

A range of modern fitted base and wall units with cream shaker style fronts with laminated worktops and tiled work surrounds. The units incorporate a stainless steel single drainer sink, a four ring gas hob with an oven under and stainless steel cooker hood over. Plumbing for a automatic washing machine. Under stairs storage cupboard. One central heating radiator. uPVC French doors to the rear garden. uPVC side door.

LANDING

8'8" x 7'3"

Loft access.

BEDROOM ONE

11'4" x 12'1"

To the front elevation. One central heating radiator.

BEDROOM TWO

10'10" x 10'2"

To the rear elevation. One central heating radiator.

BEDROOM THREE

7'11" x 9'1"

To the front elevation. Over stairs cupboard housing the gas central heating boiler. One central heating radiator.

BATHROOM

8'5" x 5'4"

A white suite comprising a panelled bath with a glass shower screen to the bath side and electric shower over, a pedestal wash hand basin and a low flush WC. Chrome heated towel rail.

BRICK BUILT OUTBUILDINGS

W.C.

2'9" x 4'11"

FORMER COAL STORE

2'11" x 6'0"

STORE

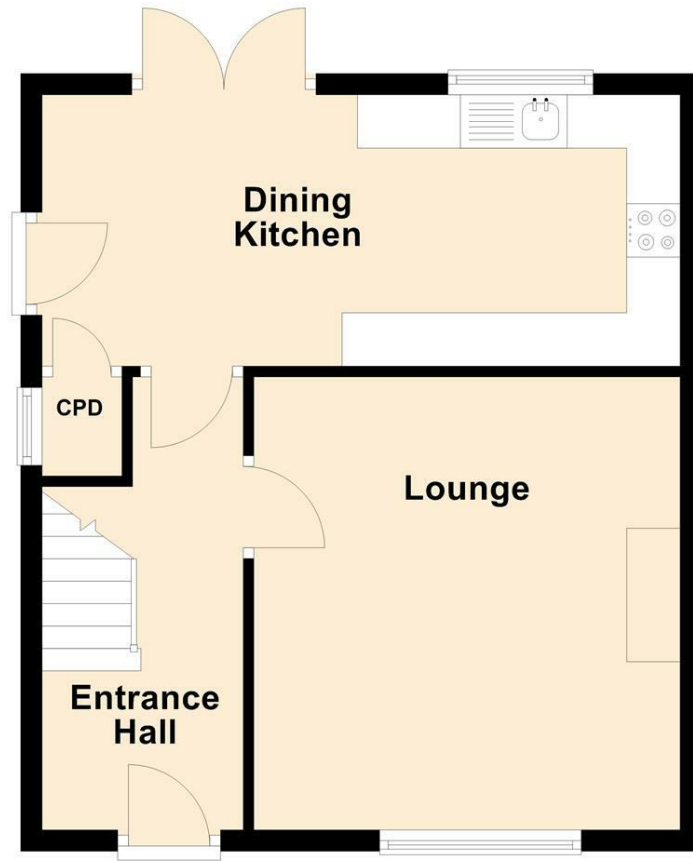
6'0" x 7'1"

GARDENS

To the front of the property there is a lawned garden with off street parking and a pathway that leads to the front entrance door and extends along the side of the property through a timber gate.

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

Ground Floor



First Floor

