



8 Western Road, Goole, DN14 6QP

£200,000

EPC: D

This mature three bedroom semi detached house is located in a popular residential area and would make a fantastic family home. The property offers two reception rooms, plus a conservatory, a fitted kitchen with integrated cooking appliances, a spacious entrance hall, and to the first floor three bedrooms and a bathroom with separate WC. There is a generous and fully enclosed rear garden and a block paved driveway to the front. Marketed with no upward chain.

- Mature semi detached house
- Three bedrooms
- Fantastic family home
- Two reception room
- Conservatory
- Spacious entrance hall
- Generous and fully enclosed rear garden
- Block paved driveway
- No upward chain
- Viewing highly recommended

DESCRIPTION

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

ENTRANCE HALL

9'2" x 13'0" max.

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

LOUNGE

12'0" x 13'1"

A timber fire surround with a marble inset and hearth housing a gas fire. Glazed door between the lounge and dining room. One central heating radiator.

DINING ROOM

9'7" x 12'1"

uPVC sliding patio doors lead into the conservatory. Laminate flooring. One central heating radiator.

CONSERVATORY

7'10" x 12'5"

A brick base/uPVC framed conservatory with a UPVC door that provides access into the rear garden.

KITCHEN

9'2" x 9'3" max.

A range of fitted base and wall units with laminated worktops and tiled work surrounds. The units incorporate a stainless steel single drainer sink, a four ring ceramic hob with an electric oven under and a concealed cooker hood over. Plumbing for an automatic washing machine. Large under stairs storage area. Laminate flooring. Coving to the ceiling. One central heating radiator.

LANDING

6'7" x 3'2"

Loft access.

BEDROOM ONE

13'1" x 12'0"

To the front elevation. Fitted wardrobes along one all wall with overhead storage cupboards and matching drawers. One central heating radiator.

BEDROOM TWO

9'9" x 11'6" max.

To the rear elevation. Fitted wardrobes along one wall. One central heating radiator.

BEDROOM THREE

6'5" x 9'11"

To the rear elevation. One central heating radiator.

BATHROOM

6'1" x 6'0"

A modern white suite comprising a corner shower cubicle with a mains fed shower and a vanity wash hand basin with storage under. Tiled walls. Over stairs storage cupboard housing the gas central heating boiler. Chrome heated towel rail.

W.C.

5'9" x 2'7"

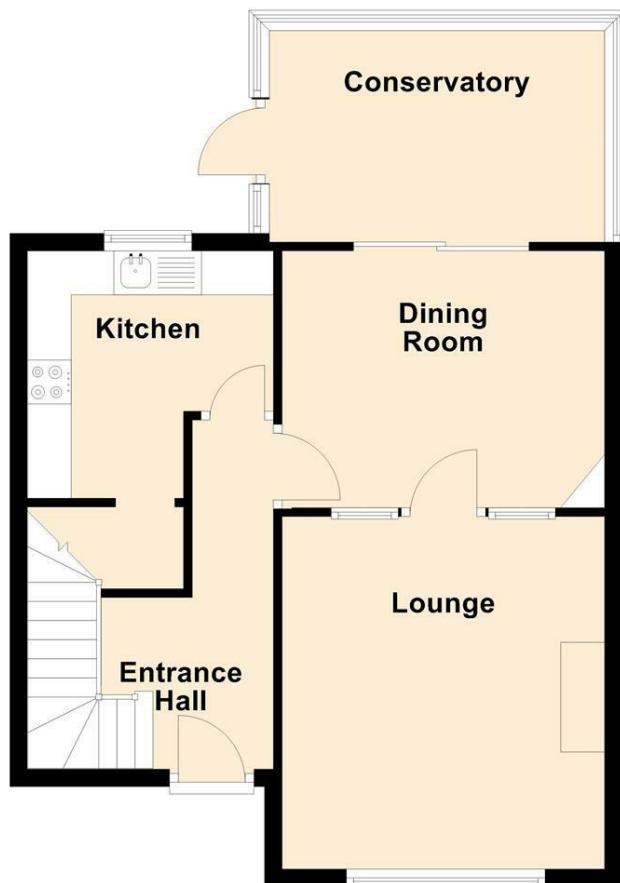
A white low flush WC.

GARDENS

To the front of the property there is a block paved driveway providing off street parking. The front is enclosed by a brick wall with metal railings and metal vehicular gates. A matching gate provides access to the rear garden along the left hand side of the property.

To the rear of the property there is a generous and fully enclosed garden which is mainly laid to lawn with a paved pathway and seating area. Three timber garden sheds.

Ground Floor



First Floor







