



**3 Cooper Crescent
Goole DN14 6DB**

**£369,950
FREEHOLD**

An exciting opportunity has arisen to purchase this former showhome on the new Beal Homes development in Goole. The property includes various additional upgrades making this a fantastic family home. The property offers four bedroom, three bathroom accommodation, enjoys a large rear garden and has the benefit of an electric charger for your vehicle. Viewing is an absolute must to appreciate the property on offer.

EPC: B



Ground Floor



First Floor



Total area: approx. 133.6 sq. metres (1438.1 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			93
(81-91) B		83	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Goole Office Sales
 79 Boothferry Road
 Goole
 East Yorkshire
 DN14 6BB

01405 765265
 goole@screetons.co.uk
 www.screetons.co.uk

