



Goodwin Fox

A Fresh Approach To Property

RESIDENTIAL SALES & LETTING AGENTS



127 Blackburn Avenue

Brough, HU15 1EU

Offers In The Region Of
£145,000



CHAIN FREE EXTENDED ONE BED END TERRACE WITH GARAGE & DRIVEWAY!

Offering the ideal accommodation for a first time buyer, young couple or investment landlord is this well presented one bedroom property, having the benefit of a ground floor extension at the rear to provide an additional reception room that provides a free flowing open plan ground floor layout that is perfect for modern living. With uPVC glazing and gas central heating throughout the property comprises: fitted kitchen open plan to the living area that leads through into a multi-purpose dining room/home office space at the rear with French doors to the garden, to the first floor is a large bedroom and a modern bathroom, to the rear is a landscaped enclosed garden at to the front is a driveway with additional gravelled parking area and a side garage. Finished in neutral décor throughout and with no chain and vacant possession, this home is ideal for a new owner to move straight into and enjoy! Available to view via appointment only.





Kitchen Living Room 20'9" x 10'9" (6.35 x 3.30)

The ground floor is open plan from the kitchen through to the living area and extension at the rear, providing a spacious free flowing layout that offers lots of flexibility and plenty of natural lighting. With white fitted kitchen units with complementing wooden work surfaces and metro tiled splash backs, incorporating a stainless steel sink and drainer, electric oven and hob with extraction hood, breakfast bar and with space for an under counter fridge and freezer. A useful built-in utility cupboard provides storage space along with plumbing for a washing machine. With laminate flooring throughout, spotlights to the ceiling and stairs rising to the first floor landing.

Dining Room 8'8" x 18'0" (2.65 x 5.50)

Rear extension with a uPVC window and door giving access out onto the garden at the rear. Providing a multi-purpose living space ideal as a dining area and with space for a home office etc. With tiled effect laminate flooring, modern wall lamps and a vertical radiator.

Landing

Stairs rise onto the landing with a front facing uPVC window and a built-in storage cupboard housing the gas combi-boiler.

Bathroom 8'6" x 4'11" (2.60 x 1.50)

Contemporary bathroom fitted with a white three piece bathroom suite comprising of a bath with mains fed shower and glass splash screen, pedestal basin and low level WC. With modern tiled splash walls, laminate flooring, a towel radiator and uPVC window.

Bedroom 11'11" x 10'9" (3.65 x 3.30)

Large bedroom with two fitted wardrobes, radiator, loft hatch and a rear facing uPVC window.

Garage 16'8" x 8'2" (5.10 x 2.50)

With an up and over vehicular door to the driveway power and lighting laid on, fitted workbench and storage units. Open rafters extend over the side passageway to offer additional storage space.

Garden

To the front of the property is a hard standing driveway leading to the garage along with a gravelled area beside this providing additional off street parking.

Pedestrian access leads down the side of the property where a gate opens through into a good size garden at the rear, with a paved patio area adjoining the rear of the house which leads onto a laid to lawn section of garden that in turn continues onto a raised planted garden at the end with a storage shed. Enclosed to all sides by fenced boundaries and screened by mature trees at the rear for added privacy.

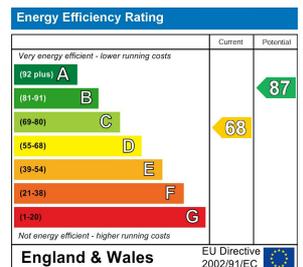
AGENTS NOTE

PLEASE NOTE THAT THE VENDOR OF THIS PROPERTY IS A RELATIVE OF A DIRECTOR AND EMPLOYEE OF GOODWIN FOX LIMITED.



Energy Efficiency Graph

Tenure: Freehold



Council tax band A.

Services include mains gas, electric and drainage connections.

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