



48 Goad Avenue

Torpoint, PL11 2ND

Asking price £229,000



A lovely two double bedroom, semi-detached, family home comprising in brief; a handy entrance porch, a spacious living/dining room, a stylish kitchen and to the first floor two well-proportioned double bedrooms and a modern family bathroom. Externally the property offers front and rear gardens with driveway parking for one car and a garage with light and power. The property further offers uPVC double glazing throughout and gas central heating which is delivered via an A rated combi boiler. Early viewing is highly recommended.



External Front

The property has an easy to maintain garden, driveway parking for one car and garage.

Entrance Porch

Entrance is via a uPVC double glazed door into the porch and a wooden glazed door provides access to the

Living/Dining Room 12'11 x 17'6 (3.94m x 5.33m)

A cosy room situated to the front of the property with stairs rising to the first floor accommodation and a small storage cupboard below.

Kitchen 12'11 x 8'11 (3.94m x 2.72m)

Situated to the rear of the property this well-appointed kitchen has a range of stylish, high gloss, white wall, base and drawer units offset by granite effect work tops. An integrated electric oven and gas hob with a stainless steel extractor fan over. A stainless steel bowl and a half sink with a swan necked mixer tap over. Space and plumbing for a washing machine and space and plumbing for a dishwasher. A uPVC double glazed door gives access to the rear garden.

Stairs & Landing

Loft access and doors off to bedroom two, the bathroom and

Bedroom One 12'11 x 9'7 (3.94m x 2.92m)

Situated to the front of the property with a fitted wardrobe.

Bathroom

A modern white three-piece bathroom suite comprising of a paneled bath with an electric shower over and fitted shower screen. A pedestal wash hand basin with a hot and cold mixer tap and bathroom cabinet over. A low level WC.

Bedroom Two 10'10 x 9'6 (3.30m x 2.90m)

Situated to the rear of the property with a storage cupboard.

External Rear

A great low-maintenance outside space which is fully enclosed and mainly laid to patio. A door provides access to the rear of the garden.

Garage

An up and over door gives access to the garage which has light and power and a rear door giving access to the garden.

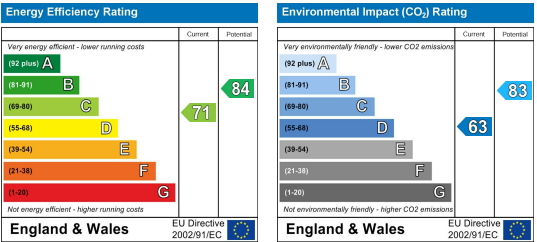
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.