



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 panelled 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 garage.

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.

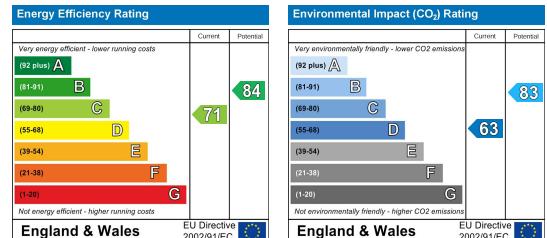
Area Map



Floor Plans



Energy Efficiency Graph



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