



Fourth Avenue | Rothwell | LS26 0JJ

£189,995

Three bedroom end terrace | Council Tax Band A | EPC Rating D

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\*\*\*THREE BEDROOM END TOWN HOUSE. TASTEFULLY PRESENTED THROUGHOUT. PARKING\*\*\*

Welcome to this immaculate end town house property, perfect for families and couples alike! This lovely home boasts a spacious open-plan reception room with large windows, allowing plenty of natural light to flood in. The modern open-plan kitchen is a highlight, featuring wood counter tops, modern appliances and has been recently refurbished to a high standard.

The property offers three bedrooms, the master bedroom is a comfortable double with natural light streaming in, while the second double bedroom and single bedroom also benefit from natural light. The bathroom is equipped with a three-piece white suite, adding a touch of elegance to the home.

Located in a vibrant community with excellent public transport links, nearby schools and local amenities, this property offers both convenience and comfort. This home is sure to tick all the boxes.

Don't miss out on the opportunity to make this charming property your own!

## Ground Floor

### Kitchen/Breakfast Room 5.26m x 2.31m (17'3" x 7'7")

Composite door leading into the breakfast kitchen, with ample wall and base units with wood worktops. Sink unit, built-in oven and hob, tiled splash backs, breakfast bar area, integrated dishwasher and fridge/ freezer and plumbed for a washing machine. Laminate flooring, storage cupboard and French doors to the rear garden.

### Lounge 3.86m x 4.76m (12'8" x 15'7")

Double-glazed window, central heating radiator, feature fire and surround, T.V point, laminate floor and open-plan to;

### Inner Hallway

With a rear door, double-glazed window, storage cupboard and stairs to the first floor.

## First Floor

### Landing 2.10m x 2.10m (6'11" x 6'11")

Double-glazed window, loft hatch and doors to;

### Bedroom 1 3.06m x 4.27m (10'0" x 14'0")

Double-glazed window and a central heating radiator.

### Bedroom 2 3.06m x 2.81m (10'0" x 9'3")

Double-glazed window, central heating radiator and a built-in storage cupboard.

### Bedroom 3 2.10m x 3.07m (6'11" x 10'1")

A good size single bedroom with a double-glazed window and a central heating radiator.

### Bathroom 2.10m x 1.80m (6'11" x 5'11")

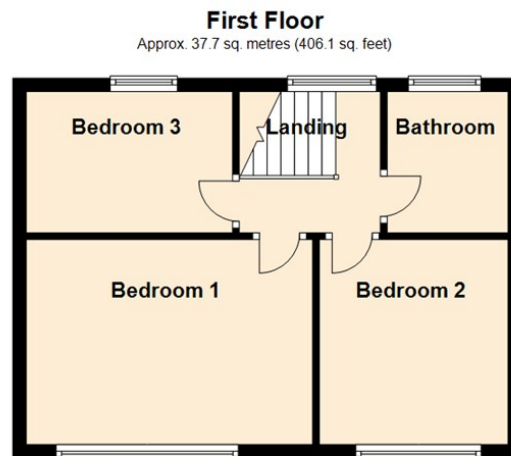
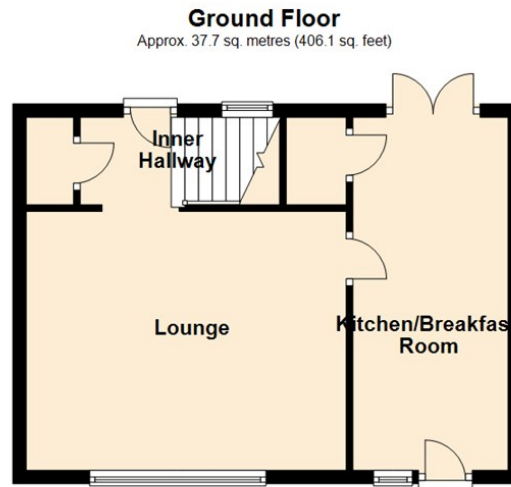
A three piece suite comprising; bath, vanity wash hand basin and a low flush W.C.,. Tiled walls, double-glazed window and a central heating radiator.

### External

To the front there is a lawn garden which is enclosed and private with leylandii trees. To the rear is a private lawn garden and seating area. Additional parking to the rear.

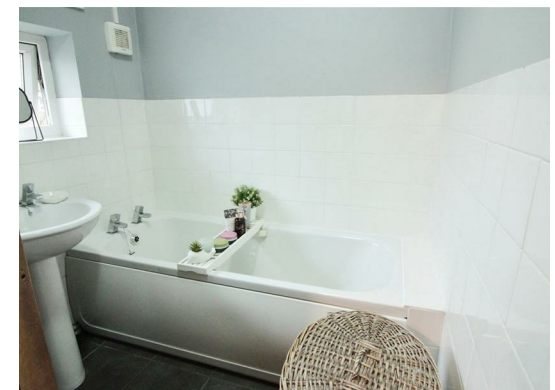
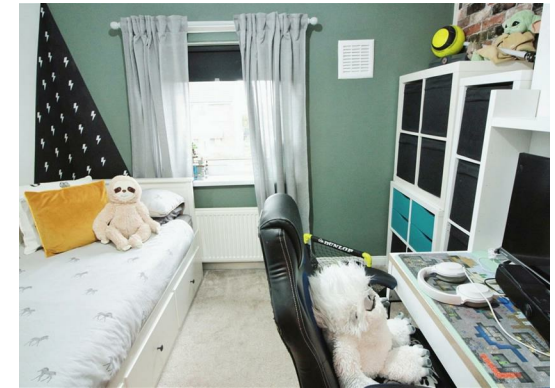






Total area: approx. 75.4 sq. metres (812.1 sq. feet)

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.



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