



Sharp House Road | Middleton | LS10 4GL

£340,000

Three/four bedroom detached family home | Council Tax Band E | EPC rating C

Emsleys | estate agents

THREE/FOUR BEDROOM. NO CHAIN. OPEN-PLAN KITCHEN/DINING ROOM. VERSATILE LIVING SPACE

Guide Price £350,000 - £360,000.

This neutrally decorated, detached property is an ideal home for families. The property is situated in a peaceful location, with local amenities and nearby parks within easy reach, making it an ideal setting for a tranquil lifestyle.

This well presented property boasts an open-plan layout throughout. The open-plan kitchen is equipped with modern appliances and offers ample dining space, making it a hub of the home where families can gather for meals and conversation. Having a ground floor bedroom/office which offers versatile living for any growing families needs.

The reception room on the first floor is flooded with light from large windows, creating a warm and inviting atmosphere perfect for both relaxation and entertaining.

The property offers four bedrooms, all of which are double rooms and two with built-in wardrobes and natural light, perfect for a peaceful retreat at the end of the day. The master bedroom is a real standout feature, offering an en-suite and a walk-in closet, creating a private and luxurious sanctuary within the home. The property has bathrooms, providing convenience for larger families or when hosting guests.

One of the unique features of this property is the garage and parking, offering practical solutions for car owners. The icing on the cake is the garden, providing an outdoor space for relaxation, play and alfresco dining.

This property is a fantastic opportunity for those seeking a spacious, well-located family home with a neutral decor that allows new owners to put their own stamp on it. Don't miss out on this amazing opportunity.

Ground Floor

Entrance Hall

Central heating radiator, stairs to the first floor and doors to:

Bedroom/Office 4.13m x 2.28m (13'7" x 7'6")

Positioned to the front elevation, this ground floor room has some versatility for any growing families needs and can be used for a bedroom or office space, or even a separate dining room. Two double-glazed windows to the front and a central heating radiator.

WC

Comprising; a low flush w.c, vanity wash hand basin, double-glazed window and a central heating radiator.

Kitchen/Dining Room 4.02m x 6.37m (13'2" x 20'11")

Fitted with ample wall and base units, a built-in oven, hob with an extractor over, sink and drainer unit, integrated washing machine, dishwasher and a fridge/freezer. Central heating radiator, double-glazed window and door and feature French doors to a walk-in bay overlooking the rear garden.

First Floor

Landing 2.09m x 3.83m (6'10" x 12'7")

Double-glazed window to the side, stairs to the second floor and doors to:

Bedroom 3.30m x 2.54m (10'10" x 8'4")

Having fitted wardrobes with sliding mirrored fronts, a central heating radiator and a double-glazed window.

Bedroom 2.70m x 2.95m (8'10" x 9'8")

Having fitted wardrobes with sliding mirrored fronts, central heating radiator and a double-glazed window.

Bathroom

A four piece suite comprising; panelled bath, independent shower cubicle, vanity wash hand basin and a low flush W.C.,. Part tiled walls, central heating radiator and a double-glazed window.

Living Room 3.44m x 6.37m (11'3" x 20'11")

A large open living space with ample natural light from all four double-glazed windows, T.V point and a central heating radiator.

Second Floor

Master Bedroom 4.67m x 4.20m (15'4" x 13'9")

A lovely open bedroom, 'Velux' windows, central heating radiator, t.v point and a door to:

Dressing Room 1.04m x 2.07m (3'5" x 6'9")

En-suite Shower Room

Having a walk-in shower cubicle, vanity wash hand basin and a low flush w.c.

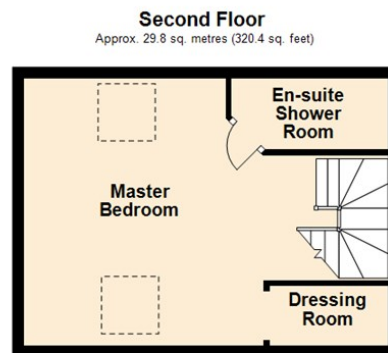
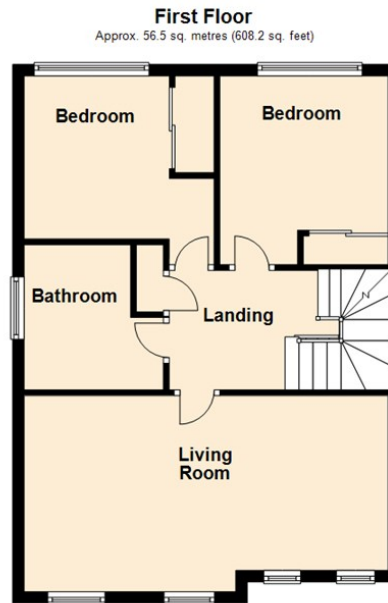
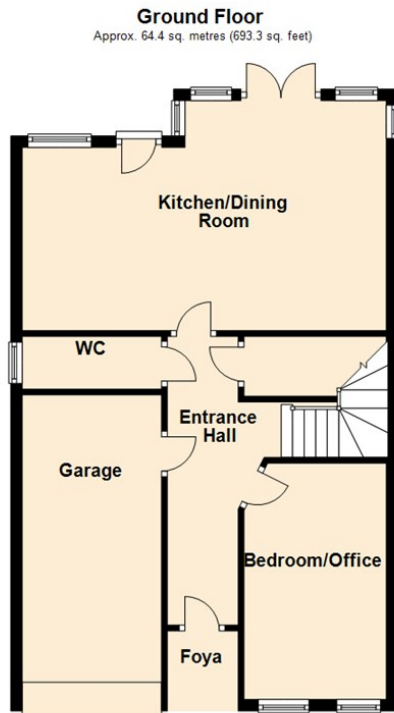
External

To the front is ample off-street parking and access to the integrated garage which has an up-and-over door. To the rear is a large lawn garden which is private and enclosed.

Garage 5.33m x 2.44m (17'6" x 8'0")

with an up-and-over door.





Total area: approx. 150.7 sq. metres (1621.9 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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