



Churchfield Road | Rothwell | LS26 0EJ

Guide Price £320,000

Three bedroom mid town house | Council Tax Band C | EPC rating C

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\*\*\*THREE BEDROOM LARGE MID TOWN HOUSE. PARKING AND GARAGE. CLOSE TO LOCAL AMENITIES\*\*\*

A rare opportunity to purchase this charming period property, presented in good condition and ideally located with public transport links, schools, local amenities, parks and a strong local community all in close proximity.

The central point of the home is the reception room, a space defined by its large windows that bathe the room in natural light, high ceilings and an elegant fireplace. This room also enjoys a serene view of the garden, creating an inviting atmosphere for relaxation and gatherings.

The open-plan kitchen is fitted with modern appliances and includes a utility room, providing a convenient and efficient space. The kitchen also features a dining area that enjoys plentiful natural light, making it an ideal space for family meals or entertaining guests.

This home features three bedrooms, the master bedroom is a spacious, naturally lit double room with built-in wardrobes, exuding a sense of comfort and tranquility. The second bedroom is also generously sized, offers a welcoming double room with abundant natural light. The third bedroom, whilst smaller, is a bright single room perfect for a child or as a home office.

There is a three piece white bathroom suite and a ground floor W.C and the added bonus of the cellar which is ideal for storage. Off-street parking for at least two cars.

Unique features of this property include a traditional fireplace, high ceilings, a garage, off-street parking and a garden with a beautiful view. It is perfect for families and couples seeking a home with character and convenience. Explore the potential of this property and envision your future in this wonderful neighbourhood which is the centre of a conservation area.

## Ground Floor

### Foyer

Entrance foyer ideal for removing shoes and coats.

### Entrance Hall

Stairs to the first floor and a central heating radiator.

### Living Room 4.22m x 3.96m (13'10" x 13'0")

Feature fire, T.V point, central heating radiator and double-glazed windows.

### Kitchen/Dining Room 4.19m x 3.96m (13'9" x 13'0")

Ample wall and base units with contrasting counter tops, built-in oven, hob, sink and drainer unit and a double-glazed window to the rear.

### Utility Room 5.02m x 2.01m (16'6" x 6'7")

Plumbed for a washing machine, fitted cupboards, two double-glazed windows, door to the cellar and a central heating radiator.

### WC

Vanity wash hand basin and a low flush w.c.

## First Floor

### Landing

With ample storage cupboards.

### Bedroom 1 4.21m x 2.98m (13'10" x 9'9")

Having ample fitted wardrobes, a vanity unit, double-glazed window and a central heating radiator.

### Bedroom 2 4.22m x 2.93m (13'10" x 9'7")

Double-glazed window and a central heating radiator.

### Bedroom 3 3.06m x 2.01m (10'0" x 6'7")

Double-glazed window.

### Bathroom 2.16m x 2.01m (7'1" x 6'7")

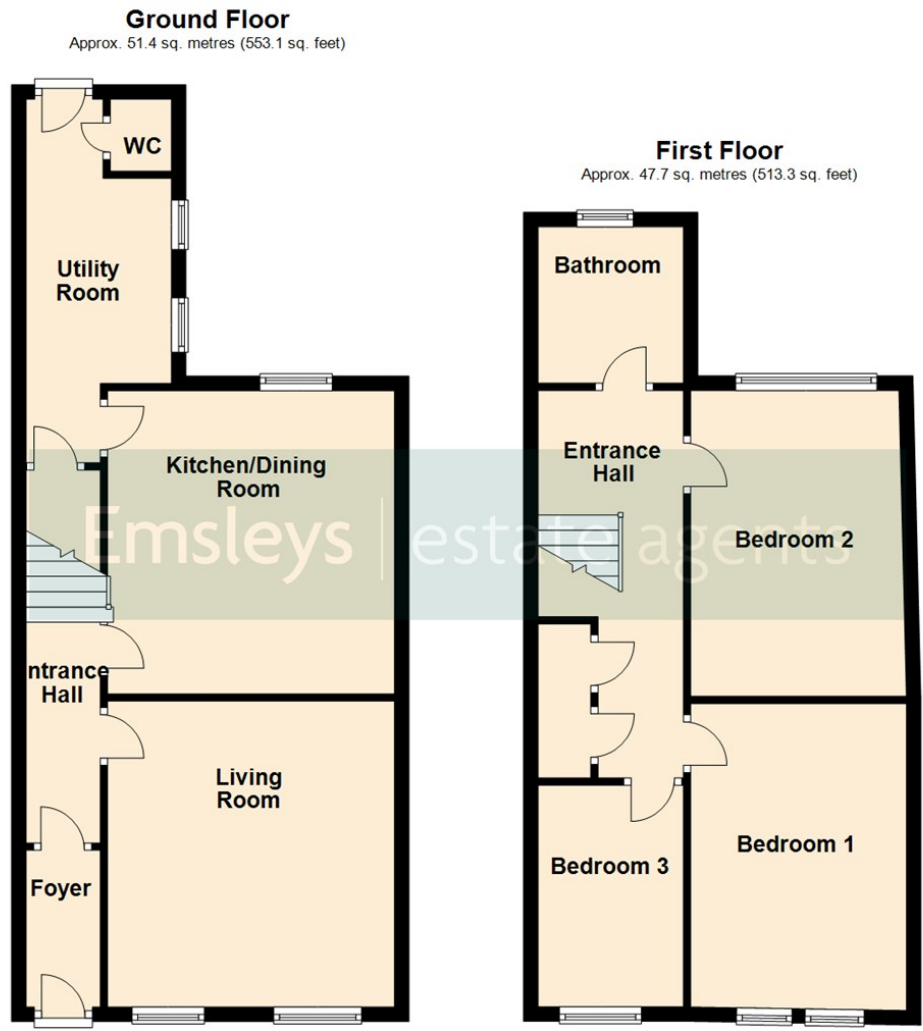
Comprising; a three piece white suite with bath and shower over, vanity wash hand basin and a low flush w.c . Tiled walls and a double-glazed window.

### External

To the front there is a small parking bay and steps leading to the front garden. The rear garden has a neat paved patio area, a drive way for at least two cars and a detached garage, behind which is a neat lawn garden.







Total area: approx. 99.1 sq. metres (1066.4 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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