



Royal Birkdale Way | Rothwell | LS26 0FG

£535,000

Four bedroom detached | Council Tax Band E | EPC Rating B

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IMMACULATE THROUGHOUT. EXTENDED ORANGERY. TUCKED AWAY POSITION. NO CHAIN.

An immaculate extended detached family home situated in a highly sought after location, this exceptional property provides a perfect blend of modern comfort and absolute convenience. Upon entering, this home welcomes you into three reception rooms, ideal for formal entertaining, family gatherings, or a tranquil retreat as well as a study area. The property boasts a well-appointed kitchen designed to meet every culinary need. With two stylish bathrooms, daily routines and busy mornings are beautifully accommodated.

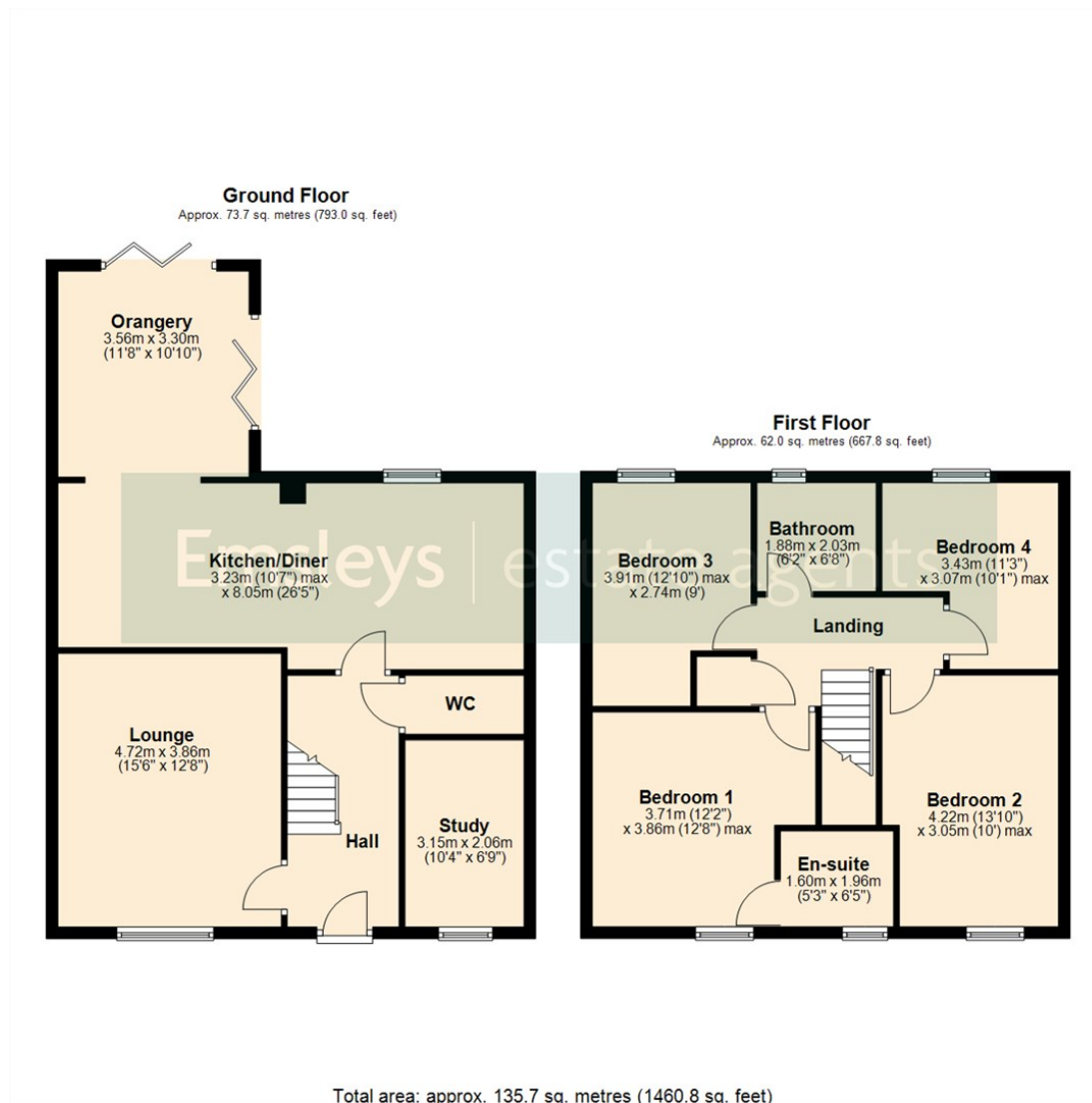
Further elevating this home are features such as PVCu double glazing and efficient gas central heating, offering comfort throughout the seasons. Externally, the property benefits from an enclosed sizable garden, providing a peaceful outdoor space for relaxation or alfresco dining. Ample parking and a single garage ensure practicality for families and visitors alike.

The location enhances the appeal and is ideal for those seeking excellent connectivity and amenities. The house is positioned to take full advantage of public transport links, making commuting seamless. Families will appreciate the close proximity to reputable nearby schools, while local amenities and nearby parks create a vibrant and convenient lifestyle. There is a management fee on the estate for maintaining the green which is reviewed annually and is £210 per annum.

This house truly stands out for its immaculate condition, exceptional features, and desirable setting. It is a superb choice for discerning buyers seeking a comfortable, stylish, and well-located family home. Arrange a viewing today to fully appreciate everything this outstanding property has to offer.







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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