



St. Christophers Avenue | Rothwell | LS26 0EN

£240,000

Two bedroom semi-detached | Council Tax Band B | EPC Rating D

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ENVIABLE TUCKED AWAY LOCATION. LARGE PLOT. RARE OPPORTUNITY. SOUGHT AFTER AREA.

A rare opportunity has arisen with this two-bedroom semi-detached house, available for sale in a highly sought-after location renowned for its excellent public transport links, local amenities, and proximity to parks. Nestled away in a small cul de sac, this property represents a superb opportunity for buyers seeking a home to modernise and personalise to their own taste.

Having a large plot with practical off-road parking as well as a single attached garage, providing ample space for vehicles and additional storage. To the side, a generous garden offers plenty of scope for landscaping or outdoor entertaining.

Accommodation briefly comprises a bright and spacious reception room, ideal for relaxing or entertaining guests, and a functional kitchen, ready for refurbishment to become a modern culinary hub. There are two well-proportioned bedrooms providing comfortable living arrangements, and a main bathroom conveniently serving the upper floor.

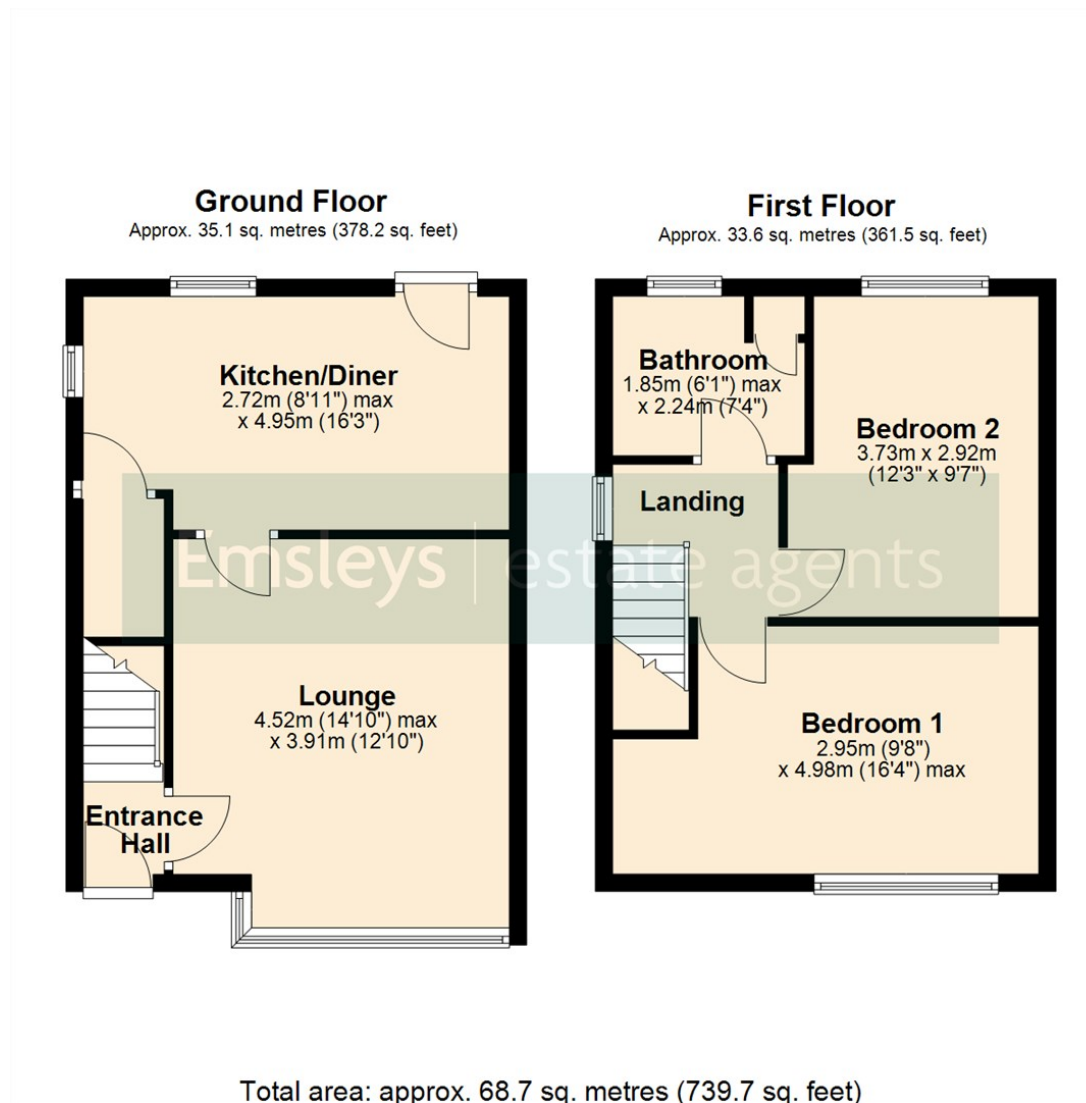
Having PVCu double glazing with gas central heating for year-round comfort.

This promising property is the perfect canvas for those seeking to create a bespoke home in a desirable neighbourhood. With excellent transport links, easy access to a range of shops and amenities, and local green spaces nearby, it is ideally placed for both professionals and families alike.

This house offers great potential, both as a home and as an investment, and early viewing is highly recommended to fully appreciate all that it 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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