



Woodland Road | Halton | LS15 7SF

£260,000

3 Bedroom Semi-detached house | Council Tax Band C | Epc rating tbc

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\*\*\*LARGE LANDSCAPED REAR GARDEN. RARE OPPORTUNITY. CLOSE TO AMENITIES.\*\*\*

A generous plot with a delightful garden which boasts three bedrooms, a single bathroom and a fitted kitchen. The residence also features two spacious reception rooms, perfect for entertaining guests or for a growing family needing extra space.

The property is situated in a desirable location with the convenience of public transport links and local amenities close by. Whether you need to commute or run errands, you will find everything you need just a short distance away.

The property offers off-road parking and includes a large enclosed rear garden, providing an excellent outdoor space for relaxation or a safe area for children to play. This property is a perfect blend of convenience, comfort and charm. If you are seeking a home that offers a tranquil living space with the ease of city life, this semi-detached property could be your ideal choice. We invite you to explore what this property has to offer.

## Ground Floor

### Porch

PVCu double-glazed entrance door and windows, plumbing for a washing machine and a glazed entrance door to the hall.

### Hall

Down lighters to the ceiling, single panel central heating radiator and doors to rooms.

### Lounge 3.76m x 3.66m (12'4" x 12'0")

PVCu double-glazed window to the front aspect, coving to the ceiling, radiator and a focal fireplace with a living flame coal effect gas fire.

### Dining Room 3.76m x 3.33m (12'4" x 10'11")

PVCu double-glazed French doors to the rear garden deck, coving to the ceiling, radiator, a focal fireplace with a gas fire and sliding internal doors to the lounge.

### Kitchen 2.54m x 2.06m (8'4" x 6'9")

Having a range of base units with complementary work surfaces and splashback tiling. Sink and drainer, an integrated oven and hob with a concealed extractor over. Composite double-glazed side entrance door, PVCu

double-glazed window to the rear aspect and a pantry housing a PVCu double-glazed frosted window with space for a fridge/freezer.

## First Floor

### Landing

PVCu double-glazed window to the side aspect, cupboard, down lighters and coving to the ceiling and doors to rooms.

### Bedroom 3.81m x 3.05m (12'6" x 10'0")

Fitted furniture, PVCu double-glazed window to the rear and a radiator.

### Bedroom 3.78m x 2.63m (12'5" x 8'8")

Fitted wardrobes, PVCu double-glazed window to the front aspect, coving to the ceiling, radiator and a cupboard to one corner.

### Bedroom 1.93m x 2.13m (6'4" x 7'0")

PVCu double-glazed window to the front aspect and a radiator.

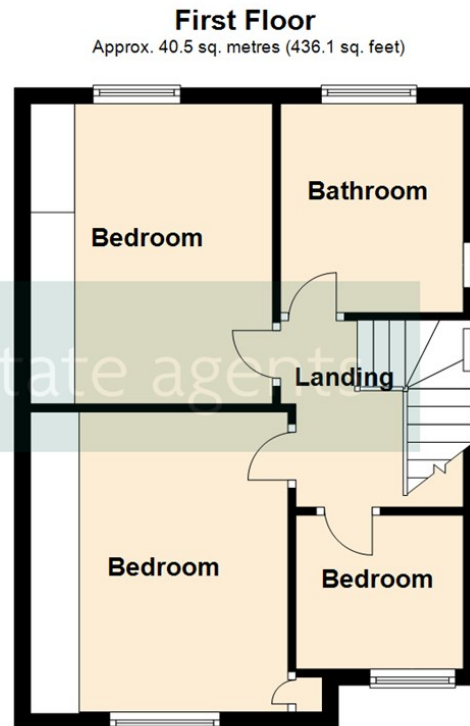
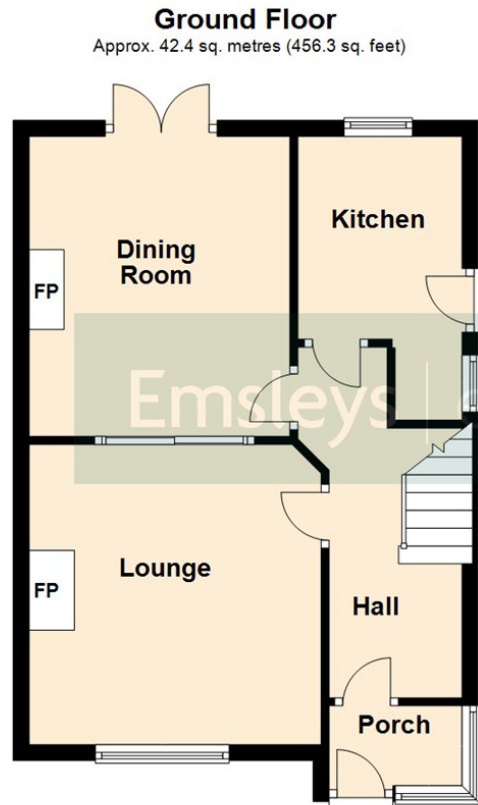
### Bathroom 2.62m x 2.21m (8'7" x 7'3")

Originally two rooms now opened into one with a straight panelled bath and shower screen over, pedestal wash hand basin and a low flush WC. Two PVCu double-glazed frosted windows, radiator and a loft hatch.

## Exterior

To the front is an enclosed lawn garden with double gates accessing a tarmac drive which leads onto the rear with a gated access. The rear garden is well enclosed and a real feature of this property. Starting with a raised decked patio off the French doors overlooking the stunning rear garden. Mainly lawned with a flagged patio, greenhouse and bedding sections. Superb in size and a really rare find.





Total area: approx. 82.9 sq. metres (892.4 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.



35 Austhorpe Road | Crossgates | Leeds | LS15 8BA  
t: 0113 284 0120 | [www.emsleysestateagents.co.uk](http://www.emsleysestateagents.co.uk)

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