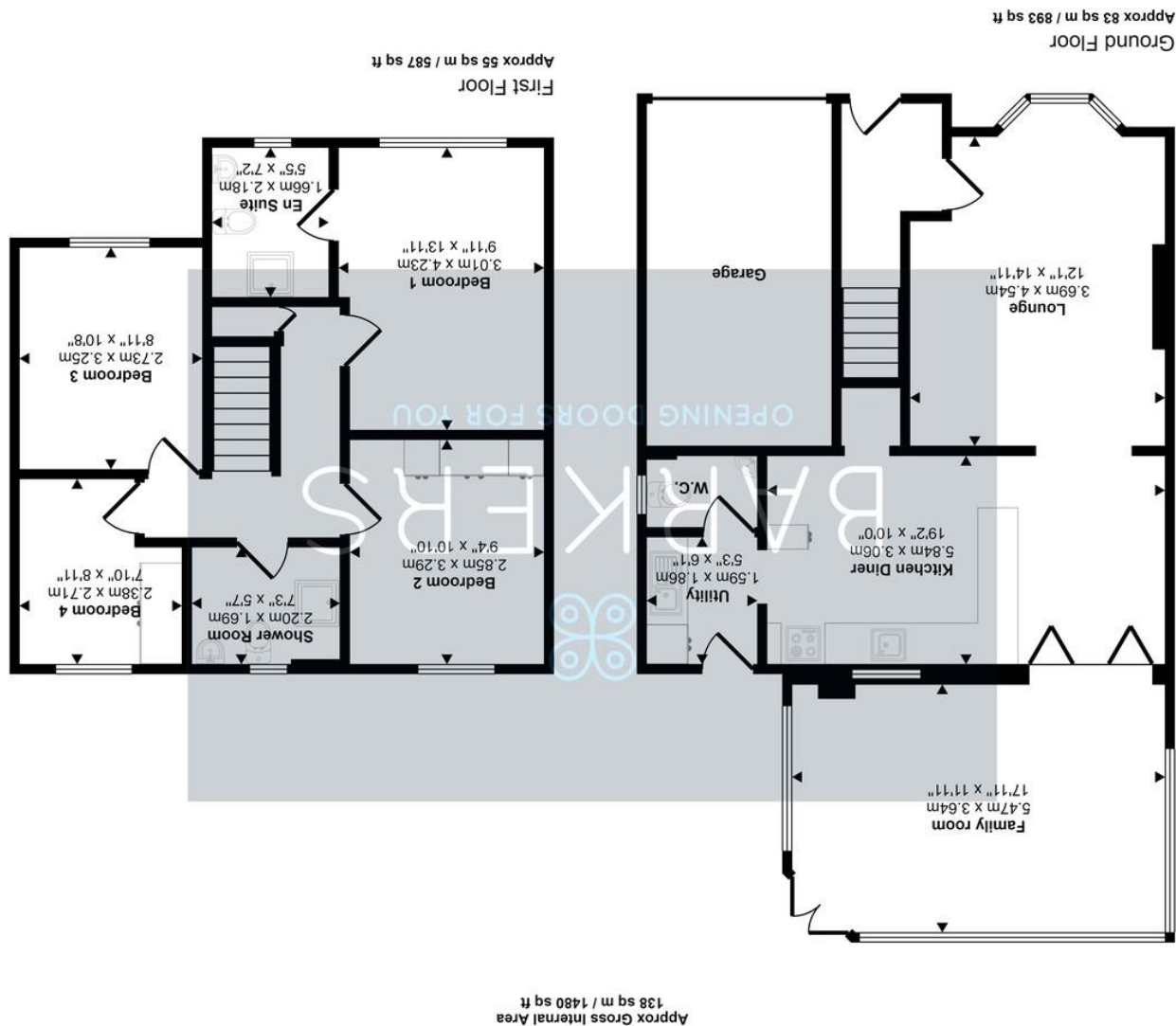


84 B	72 C	A	92+
		B	81-91
		C	69-80
		D	55-68
		E	39-54
		F	21-38
		G	1-20



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



BARKERS
Select Collection



47 Southcroft Avenue

Birkenshaw, BD11 2DD

Asking Price Of £400,000

- SPACIOUS DETACHED FAMILY HOME
- ENTRANCE HALL, CLOAKS/W.C.
- DINING KITCHEN, UTILITY ROOM
- LOUNGE
- FAMILY ROOM
- FOUR BEDROOMS
- EN-SUITE SHOWER ROOM
- SHOWER ROOM
- DRIVEWAY & GARAGE
- GARDEN TO REAR



Full Description

Offered for sale is this spacious four bedroomed detached family home which must be viewed to be appreciated. Ideally situated within walking distance of Birkenshaw Primary School as well as the BBG Academy and within easy reach of local amenities and junctions 26 and 27 of the M62 motorway network. The property benefits from uPVC double glazing and gas central heating. The accommodation briefly comprises: Entrance hall, lounge, dining kitchen, family room, utility room, cloaks/W.C., four bedrooms, en-suite and shower room. Externally there is a driveway to the front of the property which provides private parking and leads to the garage. There is an enclosed low maintenance garden to the rear.

ENTRANCE HALL

An external door leads into the entrance hall which has a door leading into the lounge and a staircase which leads to the first floor landing.

LOUNGE

14' 11" x 12' 1" (4.55m x 3.68m)

Featuring a bay window and wood effect flooring. An archway leads to the dining kitchen.

DINING KITCHEN

19' 2" x 10' 0" (5.84m x 3.05m)

Fitted with a range of modern wall and base units with complementary work surfaces and an inset sink. Electric cooker with an extractor over and a built-in breakfast bar. Karndene flooring and inset spotlights to the ceiling.

UTILITY ROOM

6' 1" x 5' 3" (1.85m x 1.6m)

Fitted with a range of wall and base units with complementary work surfaces and an inset stainless steel sink. Plumbing for a washer/dryer, Karndene flooring and a door leads out to the rear of the property.

CLOAKS/W.C

Fitted with a two piece white suite which comprises of a W.C. and wash basin. Part tiled walls and tiled flooring.

FAMILY ROOM

17' 11" x 11' 11" (5.46m x 3.63m)

Spacious room with French doors leading out to the rear garden.

FIRST FLOOR LANDING

Doors lead to four bedrooms and the shower room.

BEDROOM ONE

13' 11" x 9' 11" (4.24m x 3.02m)

Double room with built-in wardrobes and a door leading to the en-suite shower room. Access to the loft which is part boarded and has a drop down ladder.

EN-SUITE SHOWER ROOM

7' 2" x 5' 5" (2.18m x 1.65m)

Fitted with a three piece suite which comprises of a double walk-in shower enclosure, W.C. and wash basin inset into a vanity unit. Tiled walls and flooring and a shaver point.



BEDROOM TWO

10' 10" x 9' 4" (3.3m x 2.84m)

Double room with built-in wardrobes.

BEDROOM THREE

10' 8" x 8' 11" (3.25m x 2.72m)

Double room.

BEDROOM FOUR

8' 11" x 7' 10" (2.72m x 2.39m)

Good sized room with built-in wardrobes.



SHOWER ROOM

7' 3" x 5' 7" (2.21m x 1.7m)

Fitted with a modern three piece suite which comprises of walk in double shower cubicle, wash basin inset into a vanity unit and W.C. Tiled walls and flooring, shaver point and a heated towel radiator.

EXTERIOR

Externally there is a driveway to the front of the property which provides private parking and leads to the garage. There is an enclosed low maintenance paved garden to the rear.



ADDITIONAL INFORMATION

Tenure - Freehold

Council tax band - E

