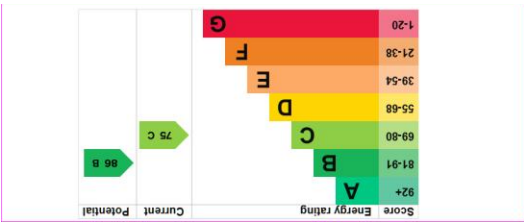


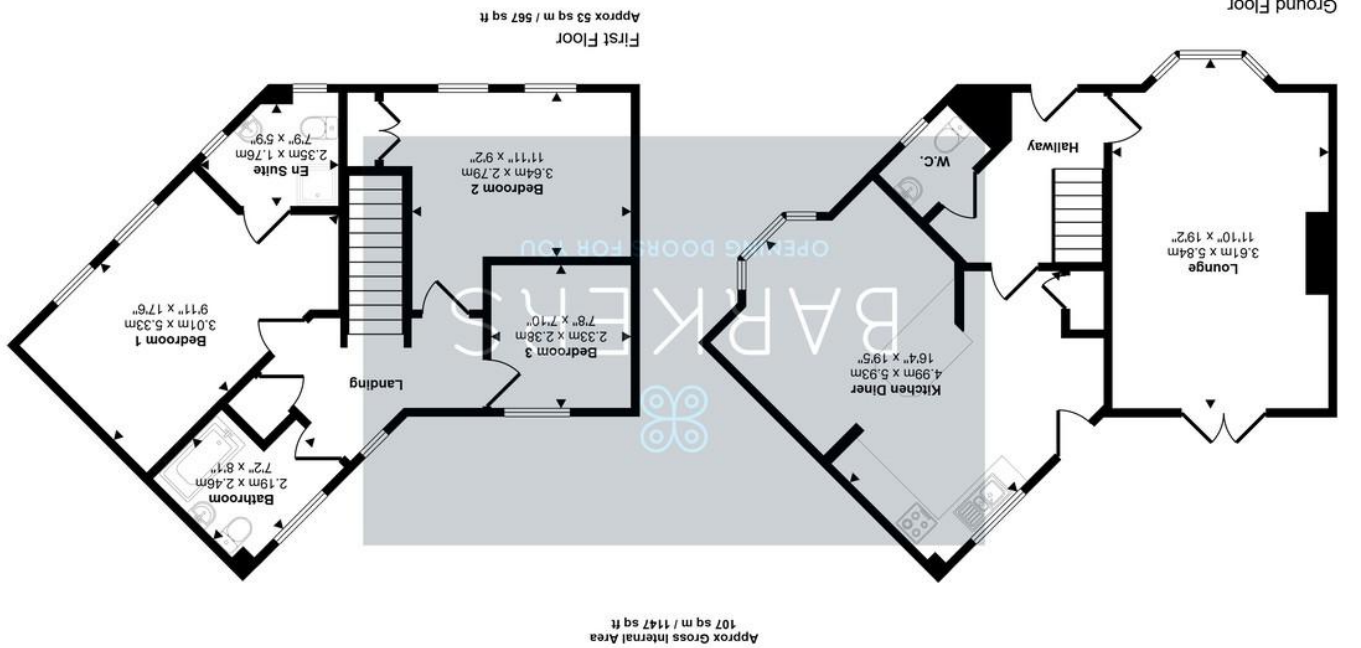
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements



Ground Floor  
Approx 54 sq m / 580 sq ft



## Asking Price Of £295,000

- DETACHED PROPERTY
  - KITCHEN
  - LOUNGE
  - CLOAKS/WC
  - THREE BEDROOMS
  - HOUSE BATHROOM
  - ENCLOSED REAR GARDEN
  - DETACHED GARAGE
  - GAS CENTRAL HEATING
  - uPVC DOUBLE GLAZING





# Full Description

We are delighted to offer this modern, well-presented three-bedroom detached family home, situated within a popular development. This property must be viewed to be fully appreciated and is ideally located within easy reach of excellent local schools, amenities, and the M62 motorway network, making it an excellent choice for commuters.

The home benefits from gas central heating and uPVC double glazing and briefly comprises: entrance hall, cloakroom/WC, modern kitchen/diner, lounge, house bathroom, three bedrooms, and an en-suite to the master bedroom.

Externally, the property features a well-maintained, enclosed rear garden with lawn, borders, and shrubs, plus a pedestrian gate leading to a detached garage with driveway. The front garden is lawned and bordered by mature hedging.

## ENTRANCE HALL

Composite part glazed front door leading into the entrance hall with built in storage cupboard, doors leading off into the kitchen/diner, lounge, cloaks WC and stairs leading to the first floor landing.

## CLOAKS/WC

Fitted with two piece white suite comprising low flush WC, pedestal hand wash basin, tiled flooring, part tiled walls.

## KITCHEN

16' 4" x 19' 5" (4.98m x 5.92m)  
Fitted with modern wall and base units, complementary work surfaces, splash-back tiling, inset one and half bowl sink with mixer tap, electric oven, gas hob with chimney extractor, plumbing for washing machine, breakfast bar and a built in storage cupboard with plumbing for washing machine. An archway leads into the dining room/sitting room and a door leads out into the rear garden.

## LOUNGE

11' 10" x 19' 2" (3.61m x 5.84m)  
Featuring a bay window which floods the room with natural light, a modern wall mounted electric fire, wood panelled feature wall with lit alcoves and wall lights. French doors lead out into the rear garden.

## LANDING

With stairs leading to the first floor landing with doors leading off into three bedrooms and house bathroom, built in storage cupboard, loft access point.

## BEDROOM ONE

9' 11" x 17' 6" (3.02m x 5.33m)  
Double bedroom with access to en-suite bathroom.



## EN-SUITE BATHROOM

7' 9" x 5' 9" (2.36m x 1.75m)  
Fitted with three piece suite comprising low flush WC, pedestal hand wash basin, shower cubicle, part tiled walls, ceiling spotlights.

## BEDROOM TWO

11' 11" x 9' 2" (3.63m x 2.79m)  
Double bedroom with built in wardrobes.

## BEDROOM THREE

7' 8" x 7' 10" (2.34m x 2.39m)  
Small double room with laminate flooring.

## HOUSE BATHROOM

7' 2" x 8' 1" (2.18m x 2.46m)  
Fitted with three piece white suite comprising low flush WC, inset hand wash basin with vanity unit, panelled bath with shower over, part tiled walls, vinyl flooring, ceiling spotlights.

## EXTERIOR

To the rear of the property is an enclosed lawned garden with stone-paved patio area ideal for outside entertaining and Al fresco dining, mature trees and shrubs, pedestrian gate leads to a driveway which provides private parking and a garage. To the front of the property there is a lawned garden with mature hedging.

## ADDITIONAL INFORMATION

Tenure: Freehold  
Council Tax Band: D

