



Church Road, Normanton WF6 2QR

welcome to

Church Road, Normanton

OFFERING more than first meets the eye, this SPACIOUS mid terrace home has ample living accommodation which includes a master bedroom with an EN-SUITE, two RECEPTION ROOMS, a generous FAMILY BATHROOM plus a DETACHED GARAGE! What more could you possibly need? Guide Price £260,000 - £270,000



Entrance Hall

Having an entrance door to the front, a gas central heating radiator, stairs to the first floor landing and a door to the basement.

Lounge

12' 9" max x 13' 3" max (3.89m max x 4.04m max)
Double glazed window to the rear and a gas central heating radiator.

Kitchen

14' 10" max x 12' max (4.52m max x 3.66m max)
Comprising of a modern fitted kitchen with a range of both wall and base units and complimentary work surfaces over. Includes a sink and drainer, an electric oven with a built in microwave, a gas hob, matching splash back and a cooker hood over. Also includes a wine cooler, an integrated fridge freezer, integrated dishwasher and an integrated washer / dryer. Tiling to the floor, ceiling spotlights, a double glazed window to the rear, sky lights and a door also to the rear.

Dining / Second Reception Room

12' 8" max x 17' 2" max (3.86m max x 5.23m max)
Having double doors to the entrance hall, a gas central heating radiator, ceiling spotlights and a gas central heating radiator.

Rear Hall

With a double glazed window to the side and a door to the rear.

Basement

12' 6" max x 12' 9" max (3.81m max x 3.89m max)
Currently used as a bedroom and having a double glazed window to the front, power points and lighting, tiling to the floor, wall lights and a separate storage room.

First Floor Landing

With stairs rising from the ground floor and having a gas central heating radiator and ceiling spotlights.

Bedroom One

13' 3" max x 12' 7" max (4.04m max x 3.84m max)
Double glazed window to the rear and a gas central heating radiator.

En-Suite

Equipped with a double shower cubicle, a wash hand basin set within a vanity storage unit, and a low level flush w.c.

Bedroom Two

12' 9" max x 9' 7" max (3.89m max x 2.92m max)
Double glazed window to the front aspect and a gas central heating radiator.

Bedroom Three

9' 4" max x 7' 2" max (2.84m max x 2.18m max)
Double glazed window to the front and a gas central heating radiator.

House Bathroom

A generous bathroom fitted with a corner bath, a double shower cubicle, a wash hand basin and a low level flush w.c. Also includes tiling to all visible areas, a heated towel rail, ceiling spotlights and a double glazed window to the rear.

Loft Room

17' 1" max x 6' 4" max (5.21m max x 1.93m max)
Having a skylight window to the rear aspect.

Second Loft Room

17' max x 10' 6" max (5.18m max x 3.20m max)
Having a skylight window to the front.

Exterior

Externally the property has a buffer garden to the front with walled boundaries and a single access gate, while to the rear is an enclosed block paved garden space with wall boundaries and double gated access.

Vendor Comments

A second garage is also available for sale which is not included with the property.



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Church Road, Normanton

- Guide Price £260,000 - £270,000
- Three Bedroom Mid Terrace Home
- Two Additional Loft Rooms
- Useful Basement Space
- Two Reception Rooms

Tenure: Freehold EPC Rating: D

guide price

£260,000 - £270,000



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Please note the marker reflects the postcode not the actual property



Property Ref:
CAF112749 - 0008

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