



**Lowood Lane, Birstall Batley WF17 9DN**



**welcome to**

**Lowood Lane, Birstall Batley**

Guide Price £165,000 - £175,000 READY FOR YOUR 1ST HOME? UPSIZE OR DOWNSIZE INTO THIS PROPERTY ALSO... POPULAR LOCATION.... Sure not to be on the market long.. view today!



### **Entrance Hallway**

Part double glazed Upvc door to front, gas central heating radiator and stairs to first floor landing.

### **Lounge**

14' 6" x 11' 6" ( 4.42m x 3.51m )

Double glazed French doors to garden, gas central heating radiator and built in storage cupboard.

### **Kitchen Diner**

13' 6" x 11' 6" ( 4.11m x 3.51m )

Modern fitted kitchen with a range of wall and base units, complementary work surfaces and splashback tiling. Stainless steel sink drainer with mixer tap. Gas hob, electric oven and extractor hood. Integrated dishwasher, washing machine and fridge freezer. Cupboard housing the boiler, gas central heating radiator and double glazed window to front.

### **Ground Floor Wc**

WC, wash hand basin with mixer tap and splashback tiling. Gas central heating radiator and extractor fan.

### **First Floor Landing**

Doors to first floor accommodation, access to loft space and gas central heating radiator.

### **Bedroom One**

12' 6" x 8' 4" ( 3.81m x 2.54m )

Double glazed window to rear, gas central heating radiator, telephone and TV points.

### **Bedroom Two**

12' 6" x 7' 9" ( 3.81m x 2.36m )

Double glazed window to front and gas central heating radiator.

### **Bedroom Three**

6' 8" x 5' 9" ( 2.03m x 1.75m )

Double glazed window to rear and gas central heating radiator.

### **Bathroom**

Double glazed window to front, paneled bath with wall mounted shower over and shower attachment. Wash hand basin, wc and extractor fan. Tiled walls and floor where visible.

### **Exterior**

The front garden has been lawned with plant and shrub borders, side access gate to rear of the property. One allocated parking space. The rear decked area perfect for relaxing or entertaining on, the rest of the garden has been lawned and outside water taps.



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## Lowood Lane, Birstall Batley

- Guide Price £165,000 - £175,000
- Three Bedroom Semi-Detached Property
- 14ft Lounge, 13ft Kitchen Diner
- G/F WC, Family Bathroom,
- Allocated Parking, Cul-De-Sac Location

Tenure: Freehold EPC Rating: C

guide price

**£165,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
DWS116721 - 0004

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