



Thirlmere Drive, Tingley Wakefield WF3 1PU

welcome to

Thirlmere Drive, Tingley Wakefield

PERFECT FTB/FAMILY HOME, THREE BEDROOM SEMI DETACHED accommodation, sought after residential area, LOUNGE, FITTED KITCHEN, GOOD SIZED CONSERVATORY, THREE BEDROOMS and HOUSE BATHROOM. DRIVEWAY providing ample parking and a well maintained REAR GARDEN with OUTBUILDING.

Entrance Hall

Door to the front, gas central heating radiator, stairs leading to the first floor landing.

Lounge

12' 4" into bay x 10' 11" (3.76m into bay x 3.33m)
uPVC double glazed bay window to the front, gas fire with surround and hearth and gas central heating radiator.

Kitchen

10' 4" x 17' 3" (3.15m x 5.26m)
Has a fully fitted kitchen with a range of wall and base units with complementary work surfaces over, incorporating sink and drainer, part tiled walls, electric oven with induction hob and fitted extractor fan, space for a dishwasher, washing machine and tumble dryer, gas central heating boiler, uPVC double glazed window and access through to the conservatory.

Conservatory

9' 10" x 13' (3.00m x 3.96m)
uPVC double glazed windows and uPVC double glazed French doors leading out to the rear garden.

First Floor Landing

uPVC double glazed window, loft access. Access to all three bedrooms and the house bathroom.

Bedroom One

10' 11" x 11' 1" (3.33m x 3.38m)
PVC double glazed window and gas central heating radiator.

Bedroom Two

10' 5" x 10' 9" (3.17m x 3.28m)
uPVC double glazed window and gas central heating radiator.

Bedroom Three

6' 7" x 5' 11" (2.01m x 1.80m)
uPVC double glazed window and gas central heating radiator.

House Bathroom

A three piece bathroom suite comprising of bath with taps and shower over, low level flush WC, wash hand basin, tiled walls, chrome heated towel rail, uPVC double glazed window.

Exterior

Driveway and graveled area to the front and side providing ample parking and to the rear is a well presented lawned garden with paved patio area and access to an outbuilding which has power and lighting and split into two sections, perfect for storage/office space.





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Thirlmere Drive, Tingley Wakefield

- Three bedroom semi detached accommodation
- Perfect FTB/family home
- Conservatory to the rear
- Driveway providing ample parking
- Rear garden with outbuilding

Tenure: Freehold EPC Rating: C

£225,000



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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