

SOLD STC



Irwin Crescent, Eastmoor

3 Bedrooms, 1 Bathroom, Semi-Detached House

£169,995



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- A THREE BEDROOM SEMI DETACHED HOUSE
- GAS CENTRAL HEATING PVCU DOUBLE GLAZING
- EASTMOOR AREA WITHIN WALKING DISTANCE OF WAKEFIELD CENTRE

Martin & Co- Wakefield are pleased to offer to the sales market this three bedroom semi-detached family home situated in the Eastmoor area of Wakefield within close proximity to local amenities and transport networks and within walking distance to Wakefield City Centre. Benefitting from Gas Central Heating and PVCu double glazed windows and entrance doors, modern fitted kitchen diner with Gas hob and built under electric oven, modern three piece white bathroom suite with shower from the taps, good sized gardens and on street parking.

ENTRANCE HALL PVCu double glazed front entrance door, door to lounge and stairs to first floor landing.

LOUNGE 14' 11" x 11' 10" (4.55m x 3.61m) Positioned to the front with a PVCu double glazed leaded window, central heating radiator and door to kitchen/diner.

KITCHEN/DINER 18' 0" x 8' 6" (5.49m x 2.59m) max Having a range of fitted wall, base units and drawers with contrasting counter tops and inset sink with mixer tap. Four ring gas hob and electric built under oven, space for an under counter fridge and plumbing for a washing machine, two PVCu double glazed leaded windows, useful under stairs storage cupboard, central heating radiator, open pantry recess with PVCu double glazed leaded window, part tiled walls, PVCu double glazed rear entrance door, wood effect vinyl flooring, positioned to the rear.

FIRST FLOOR LANDING Leading to all three bedrooms and bathroom/wc.

BEDROOM ONE 10' 0" x 10' 7" (3.05m x 3.23m) PVCu double glazed leaded window, wood effect flooring, central heating radiator, positioned to the front

BEDROOM TWO 10' 5" x 9' 3" (3.18m x 2.82m) PVCu





double glazed leaded window, wood effect flooring, central heating radiator, positioned to the rear

BEDROOM THREE 7' 4" x 8' 5" (2.24m x 2.57m) PVCu double glazed leaded window, wood effect flooring, central heating radiator, positioned to the rear

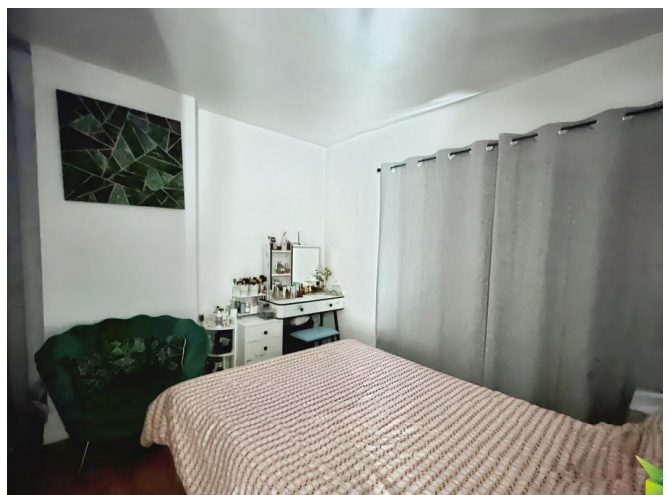
BATHROOM/WC Combined three piece white suite comprising of a rectangular bath with shower from the taps and glass side screen, wash hand basin, low flush wc, chrome ladder style towel radiator, part tiled to bath to compliment the suite, PVCu double glazed leaded window, positioned to the front.

OUTSIDE The property is set in good sized gardens to the front, side and rear. New timber garden shed, paved patio seating area and overlooking Outwood Primary School to the rear. Outside tap to the rear.

ADDITIONAL INFORMATION These particulars, whilst believed to be accurate, are set out as a general outline of the property only for guidance and do not constitute

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property (in the case of a vendor) or issuing a Memorandum of Sale (in the case of a buyer) and is non-refundable.



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