



3 Bed  
House - Semi-Detached  
located in



# 5 Oak Avenue

## Normanton

### WF6 1DP



Asking price £175,000

Nestled on the charming Oak Avenue in Normanton, this delightful semi-detached home offers a perfect blend of comfort and convenience. Offered for sale with no upward chain attached, the property boasts a characterful charm that is sure to appeal to families and first-time buyers alike.

Spanning an impressive 817 square feet, the home features a welcoming reception room that provides an ideal space for relaxation and entertaining guests. The property comprises three well-proportioned bedrooms, ensuring ample space for family living or accommodating guests. The bathroom is conveniently located, catering to the needs of the household with ease.

The semi-detached design allows for a sense of privacy while still being part of a friendly community. The surrounding area is known for its pleasant atmosphere, making it a wonderful place to call home. With local amenities, schools, and parks within easy reach, this property is perfectly positioned for modern living.

Whether you are looking to settle down or invest in a promising opportunity, this house on Oak Avenue is a must-see. Its combination of space, location, and character makes it an attractive option for those seeking a new home in Normanton. Don't miss the chance to explore this lovely property and envision the possibilities it holds for you and your family.

#### Entrance Hall

A welcoming entrance hall with a side window allowing natural light to brighten the space. The neutral decor and wood-effect flooring provide a fresh, airy feel.

#### Living Room

13'6" x 10'2" plus recess

This comfortable living room features wood effect flooring and is decorated in neutral tones, highlighted by a feature wall painted in a darker shade. Built-in alcove as feature finished with a wood store, creating a cosy focal point. The room benefits from good natural light coming through a front-facing window.

#### Kitchen/Diner

19'11" x 7'7"

A practical kitchen and dining area with wood-effect flooring that flows seamlessly from the hallway. The kitchen is fitted with a range of white gloss cabinets and dark countertops, complemented by a tiled mosaic splashback. Integrated appliances include an oven and gas hob, while there is space for a washing machine and freestanding fridge freezer. The dining area is open-plan and leads directly through double doors into the conservatory, which provides additional light and space.

#### Conservatory

8'10" x 7'6"

This bright conservatory features a pitched roof with a ceiling fan and large windows on three sides, creating an airy, light-filled space. French doors open out to the rear garden, providing a pleasant view and easy access.

#### Landing

The landing on the first floor is light and spacious with carpeted flooring. A window on the stairwell wall allows natural light to filter through, brightening the space. The landing provides access to all three bedrooms and the family bathroom.

#### Bedroom One

10'1" x 9'11" plus recess

A spacious main bedroom with a large window overlooking the front of the property. The room includes a wall of built-in wardrobes finished in light wood, offering ample storage. The decor is neutral with a dark feature wall behind the bed and carpeted flooring, creating a cosy atmosphere.

#### Bedroom Two

12'3" x 9'4"

A second double bedroom with a soft grey carpet and neutral walls. The window overlooks the rear garden, allowing plenty of natural light to fill the space. The room is simply decorated, providing a blank canvas for personalisation.

#### Bedroom Three

9'8" x 4'6"

A smaller bedroom currently set up as a child's room with space for a single bed and chest of drawers. The room features carpeted flooring and neutral walls, with a window providing natural light from the front aspect.



### Bathroom

7'4" x 4'7"

The family bathroom is fully tiled in white with a combination bath and shower unit with a glass screen. It includes a modern white vanity basin set into a curved cabinet and a close-coupled toilet. A frosted window provides privacy while allowing natural light into the space.

### Rear Garden

The rear garden offers a low-maintenance paved patio area, enclosed by black painted fencing and tall hedges for privacy. The front garden offers off street parking for two average size cars.



### MISC

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2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of



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3. The measurements indicated are supplied for guidance only and as such must be considered incorrect.

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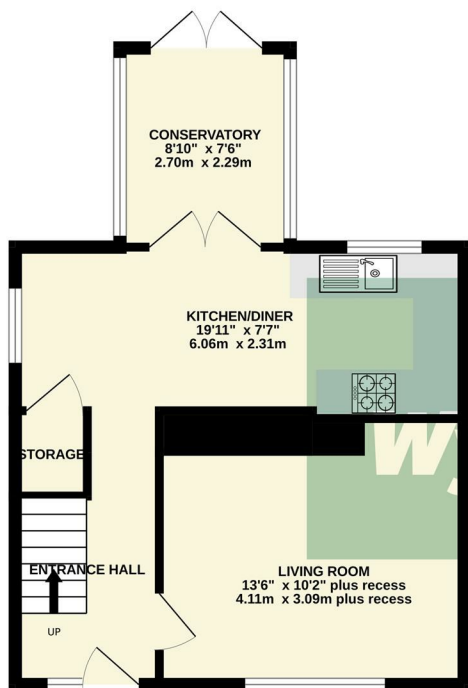


5 Oak Avenue, Normanton, WF6 1DP

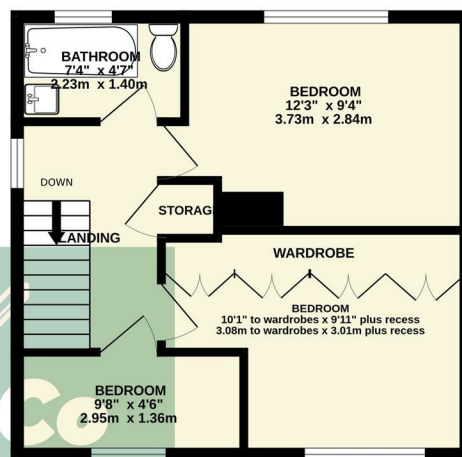




GROUND FLOOR  
436 sq.ft. (40.5 sq.m.) approx.



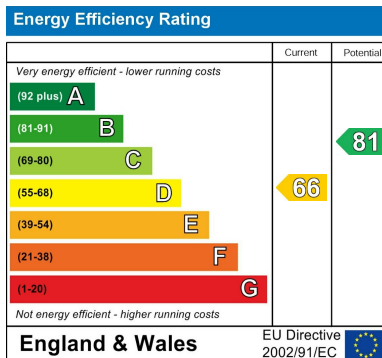
1ST FLOOR  
381 sq.ft. (35.4 sq.m.) approx.



THREE BEDROOM SEMI DETACHED HOME

TOTAL FLOOR AREA : 817 sq.ft. (75.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## DIRECTIONS

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