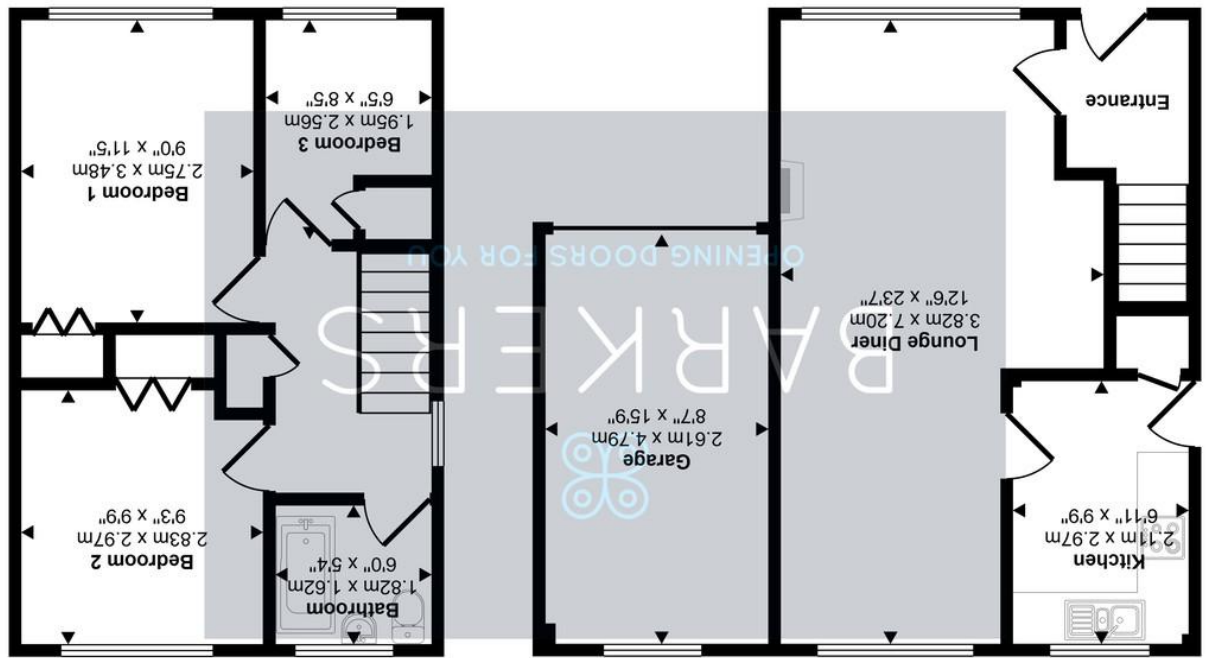


First Floor
Approx 35 sq m / 378 sq ft



Approx Gross Internal Area
83 sq m / 893 sq ft



Full Description

Offered for sale with no chain is this detached family home, which occupies a cul-de-sac position and enjoys an open aspect onto Birkenshaw Moors to the rear. Ideally situated close to local schools, amenities and bus routes, and just minutes from Junction 27 of the M62 motorway network, the property is an ideal choice for commuters. The property benefits from uPVC double glazing, gas central heating and a security alarm system. The accommodation briefly comprises: entrance hall, lounge/diner, kitchen, three bedrooms and a house bathroom. Externally, there is an open-plan lawned garden to the front alongside a driveway which provides private parking and leads to a garage with an electrically operated roller shutter door. To the rear, there is a good-sized lawned garden providing an ideal space for outdoor entertaining and relaxing.

ENTRANCE HALL

An external door leads into the entrance hall which has a staircase leading to the first floor landing and a door leading into the spacious lounge/diner.

LOUNGER/DINER

23' 7" x 12' 6" (7.19m x 3.81m)

Featuring a fireplace with a gas fire and a door leading into the kitchen.

KITCHEN

9' 9" x 6' 11" (2.97m x 2.11m)

Fitted with a range of wall and base units with complementary work surfaces, splashback tiling, and an inset stainless steel sink with a mixer tap. Electric double oven, gas hob, plumbing for a washing machine, and a useful built-in understairs storage cupboard. A door leads out to the side elevation.

FIRST FLOOR LANDING

Doors lead to three bedrooms and the house bathroom. Loft access point.

BEDROOM ONE

11' 5" x 9' 0" (3.48m x 2.74m)

Double room with a built-in storage cupboard.

BEDROOM TWO

9' 9" x 9' 3" (2.97m x 2.82m)

Double room with a built-in storage cupboard and views over Birkenshaw Moors.

BEDROOM THREE

8' 5" x 6' 5" (2.57m x 1.96m)

Single room with a built-in storage cupboard.

HOUSE BATHROOM

6' 2" x 5' 4" (1.88m x 1.63m)

Fitted with a three-piece white suite comprising a bath with an electric shower over and glass screen, WC, and a wash basin. Tiled walls and laminate flooring.



EXTERIOR

Externally, the property benefits from an open-plan lawned garden to the front, with a range of plants and shrubs, alongside a driveway providing private off-road parking and leading to a garage with an electrically operated roller shutter door. To the rear, there is a good-sized lawned garden with a paved patio area and an open aspect onto Birkenshaw Moors, providing an ideal space for outdoor entertaining and relaxation.

ADDITIONAL INFORMATION

Tenure - Freehold

Council tax band - C

