



 **3**  
Bedrooms

 **1**  
Bathroom

**Tenure :**  
**Freehold**



Offered to the market is this beautifully presented three bedroom semi detached home, ideally situated on St. Peters Avenue in the sought after area of Rothwell.

A standout feature of the property is the impressive kitchen diner, providing a modern and versatile space perfect for both everyday living and entertaining.

The accommodation is well laid out and briefly comprises: to the ground floor, an inviting entrance hallway, a spacious lounge, and the stylish kitchen diner. To the first floor, there are three well proportioned bedrooms and a family bathroom.

The property further benefits from double glazing and gas central heating throughout.

Externally, the home offers a driveway to the front leading to a garage, while to the rear there is an attractive enclosed garden with a lawn and patio area, ideal for outdoor relaxation.

Early viewing is highly recommended. For further information or to arrange a viewing, please contact Tudor Sales & Lettings on 0113 282 3056.

**Living Room** 12' 41" x 11' 71" (4.70m x 5.16m)

Beautifully presented living room with feature fireplace and mantelpiece surround, wood effect flooring, double glazed window and centrally heated radiator.

**Kitchen** 12' 34" x 19' 30" (4.52m x 6.55m)

Modern Kitchen/Diner with a range of wall and base units and integrated appliances consisting of double oven, hob with extractor fan over, sink with mixer tap, fridge freezer and dishwasher. double glazed window and French style patio doors. Spotlighting to ceiling and centrally heated radiator.

**Bedroom 1** 11' 75" x 13' 13" (5.26m x 4.29m)

Generously proportioned double bedroom with built-in wardrobes, double glazed window and centrally heated radiator.

**Bedroom 2** 11' 54" x 12' 41" (4.72m x 4.70m)

Generously proportioned double bedroom with built-in wardrobes, double glazed window and centrally heated radiator.

**Bedroom 3** 7' 42" x 8' 05" (3.20m x 2.57m)

Currently used as a home office this would be suitable as a third bedroom with double glazed window and centrally heated radiator.

**Bathroom** 7' 29" x 6' 72" (2.87m x 3.66m)

Modern fitted bathroom with white three piece suite comprising of bath, hand basin with storage under and WC, double glazed window with privacy glass and centrally heated towel rail.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		<b>74</b>
(55-68)	<b>D</b>	<b>59</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Address: St. Peters Avenue, Rothwell



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of rooms, 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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