



23 Willowgarth Drive, Grimethorpe, S72 7FP

This 3 bed detached home on the popular Saul development is immaculate inside and out and a credit to the current owners.

Being ready to move straight in, this property has it all.

As you enter the spacious hallway you are greeted with the beautiful open plan kitchen diner with integrated appliances and wooden flooring.

The spacious lounge is light and airy with patio doors leading onto the low maintenance garden. The interior is immaculate and ready to move straight into.

Upstairs there are 3 excellent sized bedrooms, with 2 having built in wardrobes. The modern bathroom features a bath with overhead shower, basin and WC.

Externally there is off road parking for 2 vehicles and single garage.

- Stunning 3 Bedroom Detached Home
- Immaculate Inside and Out
- Kitchen With Integrated Appliances
- Downstairs WC
- Spacious Lou ge
- Fitted Wardrobes to 2 Bedrooms
- Well Maintained Rear Garden
- Garage and Off Road Parking
- Must See
- Great Location

£260,000



Floor 0



Floor 1

Approximate total area[®]
101.1 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			94
(81-91) B		83	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	