CREIGHTONS
ESTATE AGENTS

Rosetree Avenue, Birstall

£325,000
GUIDE PRICE



BEDROOMS	BATHROOMS	RECEPTION ROOMS	COUNCIL TAX
4	1	1	C

KEY FEATURES

- Traditional bay-fronted, extended four-bedroom family home in the highly sought-after village of Birstall
- Extended to the rear to create a contemporary, open-plan kitchen/diner perfect for modern living and entertaining
- Three well-proportioned bedrooms and a stylish shower room on the first floor
- Loft conversion offering a spacious additional bedroom with characterful beams and Velux window
- Driveway providing off-road parking
- Established rear garden mainly laid to lawn with a decking area, ideal for outdoor gatherings
- Internal viewing highly recommended

PROPERTY OVERVIEW

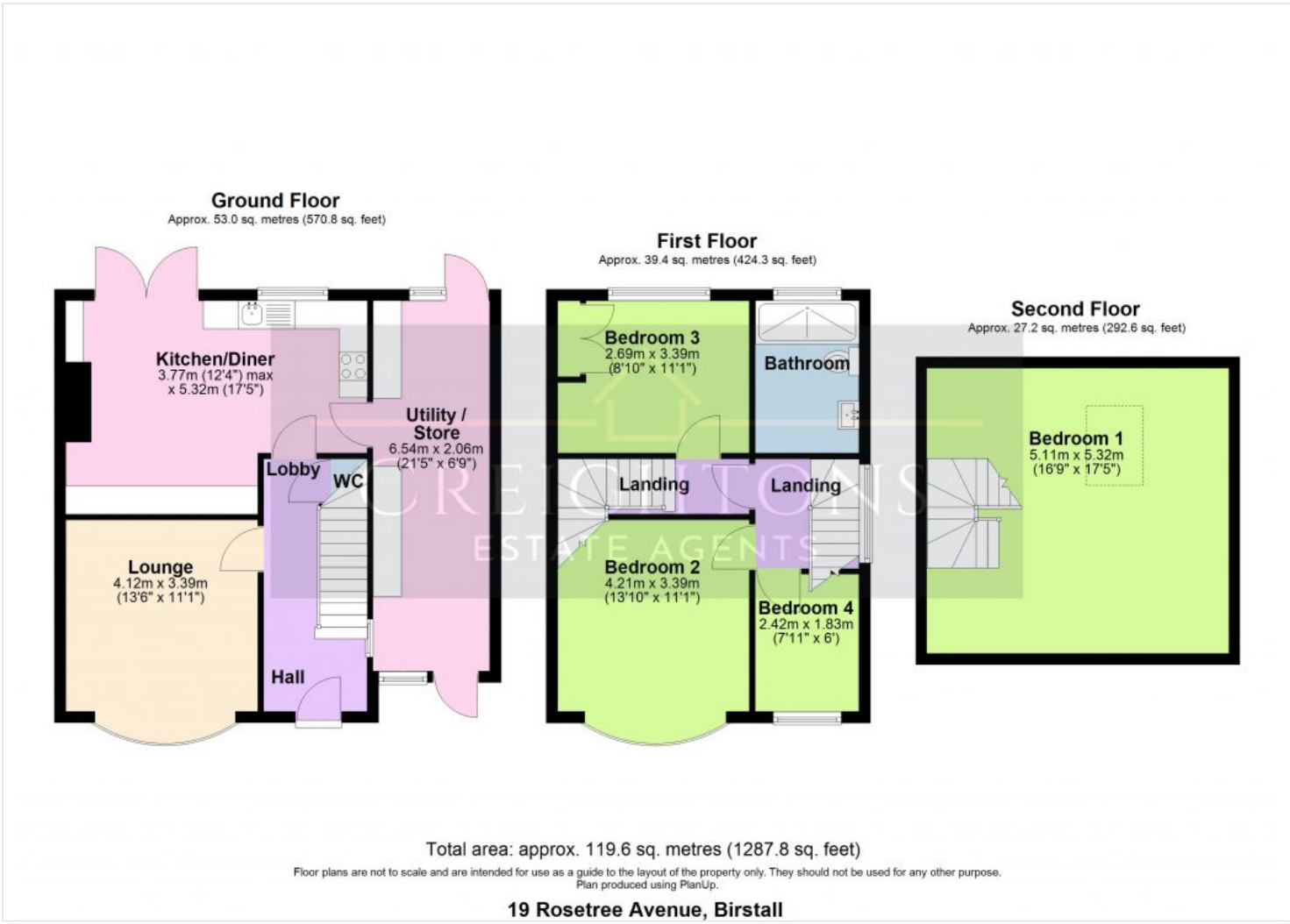
Creightons Estate Agents are delighted to present this charming four-bedroom family home situated in the heart of Birstall. The welcoming ground floor comprises a light-filled living room featuring a charming bay window and a cosy open fire, creating a warm and inviting atmosphere. The modern, extended kitchen/diner, refitted just two and a half years ago, boasts sleek white gloss cabinetry, integrated appliances, and a log-burning stove, making it the perfect hub for family life and entertaining. Adjacent to the kitchen is a practical utility space with additional cabinetry and access to the front and rear of the home, alongside a contemporary downstairs W.C. installed just two years ago for added convenience. Contact us today to arrange your viewing.

ADDITIONAL PHOTOGRAPHY





FLOORPLAN



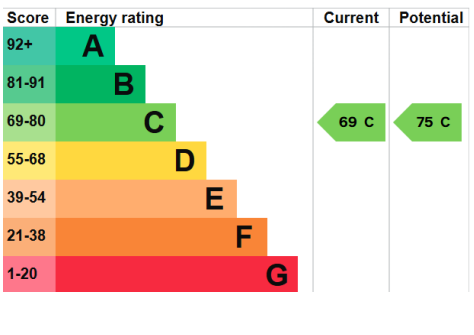
Total area: approx. 119.6 sq. metres (1287.8 sq. feet)

Floor plans are not to scale and are intended for use as a guide to the layout of the property only. They should not be used for any other purpose.
Plan produced using PlanUp.

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