



## 55 Southfield Lane, Whitwell

Freehold

\* SEMI DETACHED PROPERTY \* TWO BEDROOMS \* NEW BATHROOM AND KITCHEN \* GAS CENTRAL HEATING \* UPVC DOUBLE GLAZING \* GARDENS TO FRONT AND REAR \* EPC =C

Council Tax band: TBD

Tenure: Freehold

A lovely rental located in the charming village of Whitwell, this delightful semi-detached house at 55 Southfield Lane offers a perfect blend of modern comfort and classic character. Built in the 1920s, the property boasts two well-proportioned bedrooms, making it an ideal choice for couples, small families, or those seeking a peaceful retreat.

Upon entering, you will be greeted by a bright and airy atmosphere, enhanced by UPVC double glazing throughout, ensuring warmth and energy efficiency. The newly fitted bathroom and kitchen provide a contemporary touch, allowing for a seamless living experience. These spaces are designed to cater to your everyday needs while offering a stylish environment to enjoy.

The property is complemented by charming gardens to both the front and rear, providing ample outdoor space for relaxation, gardening, or entertaining guests. Whether you wish to enjoy a morning coffee in the sun or host a summer barbecue, these gardens offer a versatile setting.

This home is available for immediate occupancy, making it a fantastic opportunity for those looking to move quickly. With its prime location in Whitwell, you will benefit from a friendly community atmosphere while still being within easy reach of local amenities and transport links.

In summary, this semi-detached house is a wonderful opportunity to secure a comfortable and inviting home in a desirable area.





## ACCOMMODATION

Entrance is gained through the front upvc door into the;

### ENTRANCE HALL

Fitted with a central heating radiator, a telephone point and the staircase to the first floor accommodation.

### LOUNGE

13' 0" x 13' 9" (3.97m x 4.20m)

Fitted with a UPVC double glazed bay window viewing to the front of the property, coving to the ceiling, a central heating radiator and a television aerial point.

### KITCHEN DINER

17' 1" x 8' 0" (5.20m x 2.43m)

Fitted with a range of units in high gloss grey inset to which is a stainless steel sink unit with mixer tap and an electric four ring hob with electric oven below and stainless steel chimney style extractor above. Also fitted is tiling to splashbacks, a central heating radiator, facilities for an automatic washing machine, coving to the ceiling, a useful storage cupboard, a UPVC double glazed window viewing to the rear of the property and UPVC double glazed patio doors opening to the same.

### LANDING

Fitted with a useful storage cupboard and a upvc double glazed window viewing to the side of the property.

### BEDROOM ONE

Dimensions: At widest pointm. L shaped and fitted with two upvc double glazed windows viewing to the front of the property, a central heating radiator, coving to the





## ACCOMMODATION

Entrance is gained through the front upvc door into the;

### ENTRANCE HALL

Fitted with a central heating radiator, a telephone point and the staircase to the first floor accommodation.

### LOUNGE

13' 0" x 13' 9" (3.97m x 4.20m)

Fitted with a UPVC double glazed bay window viewing to the front of the property, coving to the ceiling, a central heating radiator and a television aerial point.

### KITCHEN DINER

17' 1" x 8' 0" (5.20m x 2.43m)

Fitted with a range of units in high gloss grey inset to which is a stainless steel sink unit with mixer tap and an electric four ring hob with electric oven below and stainless steel chimney style extractor above. Also fitted is tiling to splashbacks, a central heating radiator, facilities for an automatic washing machine, coving to the ceiling, a useful storage cupboard, a UPVC double glazed window viewing to the rear of the property and UPVC double glazed patio doors opening to the same.

### LANDING

Fitted with a useful storage cupboard and a upvc double glazed window viewing to the side of the property.

### BEDROOM ONE

Dimensions: At widest pointm. L shaped and fitted with two upvc double glazed windows viewing to the front of the property, a central heating radiator, coving to the





You can include any text here. The text can be modified upon generating your brochure.

Council Tax band: TBD

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

