



First Avenue | Rothwell | LS26 0JX

£264,000

Four bedroom semi | EPC D | Council Tax A

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FOUR BEDROOM SEMIEXTENDED TO THE REAR AND SIDE*** OFF STREET PARKING***

This semi-detached property, currently listed for sale, is a perfect blend of comfort and convenience, ideal for families. The property is neutrally decorated throughout, providing a blank canvas for you to make your own mark.

The property boasts four spacious double bedrooms, each awash with natural light, creating bright and airy spaces. The master bedroom is particularly notable for its generous proportions. Both the second and third bedrooms feature built-in wardrobes, offering ample storage.

The single bathroom in the property hosts a classic three-piece suite. Meanwhile, the open-plan kitchen is equipped with modern appliances and offers a natural light-filled dining space, perfect for family meals or entertaining guests.

Adding to the charm of this property is the open-plan reception room, separate from the kitchen, featuring large windows that let in an abundance of light and a cozy fireplace, perfect for the colder months. The property's unique features also include parking facilities and a garden, offering private outdoor space to enjoy.

As for the location, the property benefits from excellent public transport links and is in close proximity to local schools, making it ideal for families. In addition, a range of local amenities are within easy reach and a strong local community adds to the appeal of the area.

In summary, this semi-detached property offers a perfect blend of indoor comfort and outdoor convenience, making it an ideal choice for families.

Ground Floor

Porch

Door to:

Entrance Hall

Stairs, door to:

Living Room 3.68m x 3.84m (12'1" x 12'7")

Feature fire and surround, T.V point, central heating radiator, double glazed window, under stairs cupboard

Kitchen/Dining Room 3.07m x 4.68m (10'1" x 15'4")

Fitted with wall and base units contrasting counter tops, space for cooker, plumbed for washing machine, dishwasher, space for fridge freezer and tumble dryer, sink unit and drainer, double glazed window and sliding patio doors to.

Conservatory 2.13m x 2.32m (7'0" x 7'7")

Over looking the rear garden, light and spacious.

Bedroom 4 5.16m x 2.34m (16'11" x 7'8")

On the ground floor is this really generous fourth bedroom, central heating radiator and double glazed window.

First Floor

Landing 2.97m x 1.60m (9'9" x 5'3")

Window to side.

Bedroom 1 4.11m x 2.36m (13'6" x 7'9")

Two double glazed windows, central heating radiator , built in storage cupboard

Bedroom 2 3.31m x 2.98m (10'10" x 9'9")

Double glazed windows, central heating radiator, built in wardrobes

Bedroom 3 2.75m x 2.98m (9'0" x 9'9")

Double glazed windows, central heating radiator, built in wardrobes

Bathroom 1.88m x 1.68m (6'2" x 5'6")

Comprising of a three piece white suite, bath with shower over, vanity wash hand basin and low flush W.C, tiled walls central heating radiator and double glazed window.

External

To the front there is off street parking, a side gate leads to the low maintenance rear garden with paved patio and an additional garden shed





These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.



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