



Sandyacres | Rothwell | LS26 0LY

£280,000

Three bedroom semi | EPC D | Council Tax C

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\*\*\*NO CHAIN\*\*\*FITTED KITCHEN\*\*\*OPEN PLAN LOUNGE/DINING ROOM\*\*\*FOUR PIECE BATHROOM SUITE\*\*\*

Presenting for sale, an immaculate semi-detached house in a sought-after location, close to local amenities. This property is ideally suited for first-time buyers or families looking for a well-kept, spacious home.

The house features a tasteful open-plan lounge/dining room with large windows allowing for plentiful natural light. The room is further enhanced with the presence of an attractive fireplace and offers a delightful garden view. The layout offers access to the garden, creating a perfect space for entertaining or relaxation.

The fully-fitted kitchen is bright and welcoming, benefitting from plenty of natural light. It offers ample workspace for the keen cook and is designed for easy, efficient use.

The property boasts three well-proportioned bedrooms. The master bedroom is a spacious double with built-in wardrobes, providing a generous amount of storage space. The second bedroom is also a double with built-in wardrobes, while the third is a single, offering a range of potential uses such as a child's bedroom or home office.

The bathroom is equipped with a four-piece suite, featuring both a bath and a shower, providing the flexibility to suit different preferences.

One of the unique features of this property is the single garage, providing secure off-street parking or additional storage space if required.

This house is indeed an exceptional find, offering comfortable, well-designed living spaces in a desirable location. Your early viewing is recommended to avoid missing out on this opportunity.

## Ground Floor

### Hall 4.04m x 2.23m (13'3" x 7'4")

Double glazed entrance door with side panels leads into the entrance hallway, with stairs to the first floor, central heating radiator, door to

### Lounge 4.60m x 3.27m (15'1" x 10'9")

Having feature fire and surround, T.V point, central heating radiator, double glazed bay window to the front elevation open plan to;

### Dining Room 2.49m x 2.57m (8'2" x 8'5")

Having sliding patio doors, central heating radiator

### Kitchen 2.49m x 2.92m (8'2" x 9'7")

Fully fitted with ample wall and base units, with contrasting worktops, built in oven, hob and extractor over, sink and drainer unit, sink and drainer unit, plumbed for washing machine, space for fridge freezer. double glazed window and side door.

## First Floor

### Landing

Double glazed window, loft hatch with pull down ladder

### Bedroom 1 4.32m x 3.27m (14'2" x 10'9")

Fitted wardrobes, central heating radiator, double glazed bay window to the front elevation

### Bedroom 2 3.54m x 3.03m (11'7" x 9'11")

Fitted wardrobes, with sliding mirrored doors, central heating radiator, double glazed window to the rear elevation

### Bedroom 3 2.19m x 2.23m (7'2" x 7'4")

double glazed window, central heating radiator, currently used as a work from home office

### Bathroom

Comprising of a four piece white suite with bath, separate walk in shower cubicle, vanity wash and basin and low flush W.C, tiled walls, central heating radiator, double glazed window.

### External

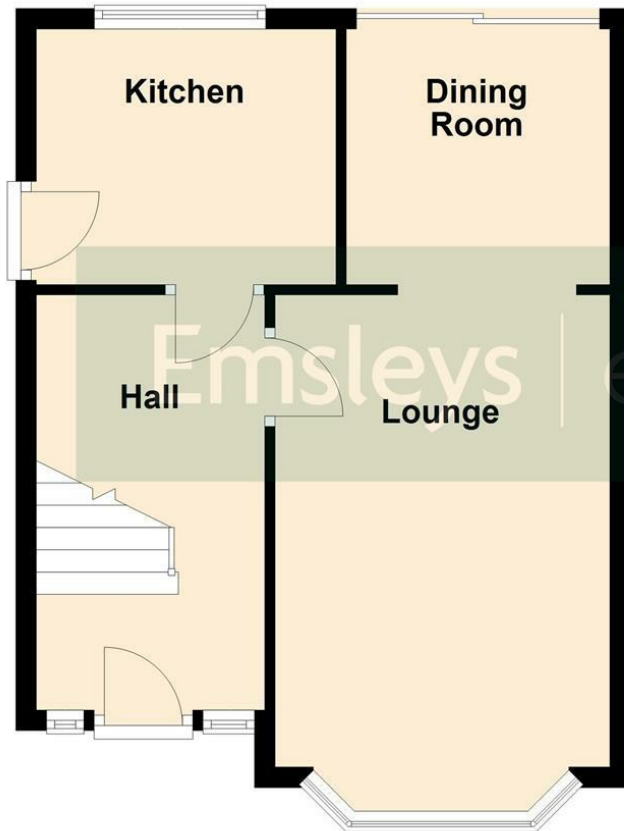
To the front there is a driveway which in turn leads to the detached garage. The front garden is low maintenance. The rear garden is mainly lawn with neat established borders, there is a paved patio.





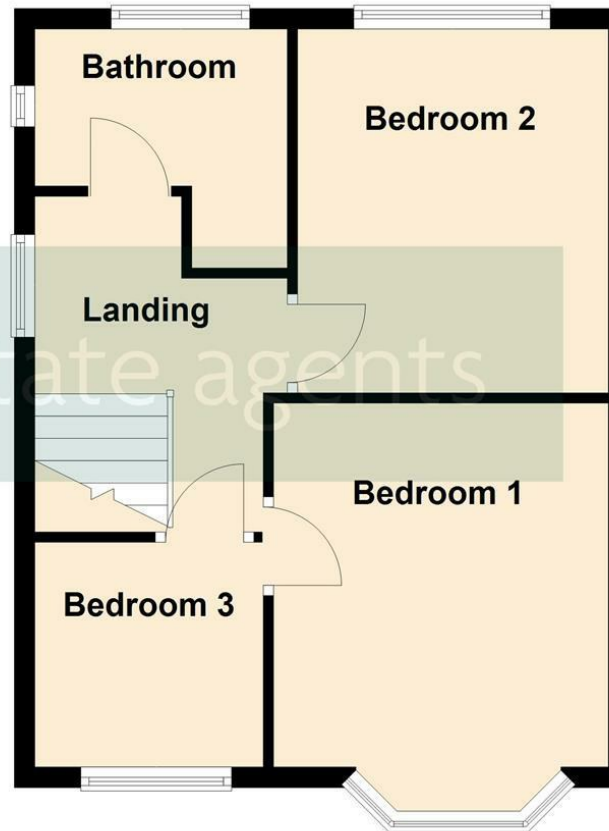
## Ground Floor

Approx. 39.3 sq. metres (422.9 sq. feet)



## First Floor

Approx. 43.0 sq. metres (462.9 sq. feet)



Total area: approx. 82.3 sq. metres (885.8 sq. feet)

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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