



Crescent Avenue | Rothwell | LS26 0JT

£175,000

Three bedroom end terrace | Council Tax Band A | EPC Rating TBC

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*****VACANT POSSESSION & NO CHAIN. CLOSE TO AMENITIES. LARGE GARDEN & TWO GARAGES.*****

We are pleased to present this well-proportioned three-bedroom end of terrace house, now available for sale with vacant possession and no onward chain. Situated in a convenient location, the property benefits from excellent public transport links, access to nearby schools, and a range of local amenities, making it an attractive choice for discerning buyers.

On entering, you are greeted by two spacious reception rooms that offer flexibility and ample space for both entertaining and everyday living. The residence features a modern, well-appointed kitchen, ideal for home cooking and family meals. Three generously sized bedrooms ensure comfortable accommodation, while the shower room is conveniently positioned to serve the household's needs.

This home comes with the added advantage of gas central heating and PVCu double glazing throughout, ensuring year-round comfort and energy efficiency. Solar panels have also been installed, providing further opportunity for reduced energy costs.

A key highlight of this property is the outside space, which comprises a large garden—perfect for outdoor entertaining and gatherings. Practical considerations are well-catered for with ample parking and two garages, offering valuable storage and vehicle space. Whether you're seeking your first home or a smart addition to your property portfolio, this house ticks all the boxes for modern family living in a sought-after area. Arrange a viewing today to fully appreciate the superb potential and convenience this property has to offer.







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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