



Middleton Avenue | Rothwell | LS26 0SE

£170,000

Three bedroom end terrace | En-suite | EPC Rating TBC

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WELL PRESENTED. EN-SUITE TO MASTER BEDROOM. MODERN KITCHEN/DINER. LOVELY GARDEN.

A superb home offering gas central heating, double glazing and briefly comprising entrance hallway, modern kitchen/diner, living room, good size bedrooms, modern family bathroom, ample on street parking and set in a popular location close to numerous local amenities including shops, schools and transport links.

This attractively presented home has steps leading up the front door which leads straight into the good sized living room with a feature fireplace. To the rear, the property has a kitchen fitted with a range of modern units with views over the rear garden. Steps lead down to a useful storage cellar. To the first floor the property has a well proportioned double bedroom plus a large single bedroom, both served by the well appointed family bathroom/w.c. whilst the top floor is dedicated to a master bedroom suite with characterful sloping ceilings, adjoining dressing area with roof light window and en suite shower room/W/C. Outside, the property has a thoughtfully designed and well proportioned garden to the rear with artificial lawn and paved and decked seating areas.

The property enjoys something of a tucked away position in a small residential enclave within easy reach of the broad range of shopping, schooling and recreational facilities offered by both Robin Hood and Rothwell. The A61 to both Wakefield and Leeds is close at hand and junction 44 of the M1 motorway is just under 2 miles away. Call now 24 hours a day, 7 days a week to register your interest.

deceptively spacious accommodation over three levels with an en suite to the main bedroom and a good sized garden to the rear.

Ground Floor

Lounge 4.0 x 3.7 (13'1" x 12'1")

PVCu front entrance door and a window to the front, double central heating radiator, built-in cupboards and a feature fireplace with a wooden surround with cast iron insert housing a living flame coal effect gas fire.

Inner Hall

Staircase to the first floor landing.

Kitchen/diner 4.0 x 3.7 (13'1" x 12'1")

Window overlooking the rear garden and composite external door. Fitted with a range of contemporary style wall and base units with brick set tiled splash backs and laminate worktops incorporating a composite sink unit. Space for a range style cooker with filter hood over, integrated dishwasher, integrated washing machine, door to the cellar head with space for a tall fridge/freezer and steps down to the cellars.

Cellar

Divided into two rooms and housing the gas fired central heating boiler.

First Floor

Landing

Central heating radiator.

Bedroom Two 4.0 x 3.7 (13'1" x 12'1")

Window to the front, freestanding wardrobe and central heating radiator.

Bedroom Three 2.8 x 2.2 (9'2" x 7'2")

Window to the rear and central heating radiator.

Bathroom 2.8 x 1.7 (9'2" x 5'6")

Frosted window to the rear, part brick set tiled walls and fitted with a contemporary style white and chrome three piece suite comprising double-ended bath with shower attachment, vanity wash basin with drawers under and low suite W/C. Chrome ladder style heated towel rail.

Second Floor

Bedroom One 3.99m x 3.58m max (13'1" x 11'9" max)

Large window to the side, double central heating radiator and provision for a wall mounted television.

Adjoining dressing area 2.0 x 1.6 (6'6" x 5'2")

Large Velux style rooflight to the rear and built-in eaves storage cupboard.

En-suite 2.69m x 1.88m max (8'10" x 6'2" max)

Part brick set tiled walls and fitted with a three piece white and chrome suite comprising wide shower cubicle with

sliding glazed door, pedestal wash basin and low suite w.c. Chrome ladder style heated towel rail, tiled floor and Velux style rooflight set into the characterful sloping ceiling.

Exterior

To the front the property has a buffer garden with steps leading up to the entrance door. To the rear of the house there is a much larger garden, thoughtfully designed for low maintenance with decked and paved seating areas as well as artificial lawn.



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