



Oakfield Avenue | Rothwell | LS26 0NJ

Guide Price £180,000

Three double bedroom end-terrace house | Cul-de-sac location | EPC Rating E

Emsleys | estate agents

***TUCKED AWAY POSITION *** LARGE FAMILY HOME
VACANT POSSESSION.

Guide price £180,000 - £185,000.

Offered with no onward chain and vacant possibilities this three double bedroom end terrace house offers good access to commuter links as well as local schools.

The property is extremely spacious throughout and briefly comprises; lounge, dining room, kitchen and downstairs cellar. To the first floor are two good size double bedrooms and bathroom, to the second floor is a large double bedroom offering far-reaching views.

Externally the property benefits from a low maintenance front garden and a rear patio area benefiting from a south-facing position.

Call 24 hours a day, 7 days a week to arrange your viewing.

Ground floor

Lounge 3.61m x 4.27m (11'10" x 14'0")

The lounge is a good size, light, bright room located to the front of the property with a feature fireplace and coving to the ceiling. Central heating radiator, PVCu double-glazed window to the front aspect and internal door into;

Dining Room 3.96m x 4.32m (13'0" x 14'2")

Located to the rear of the property the dining room is an excellent sized, light, bright room with a feature brick-built fireplace. Central heated radiator, PVCu double-glazed patio doors leading out onto a rear patio area and internal doors into;

Kitchen 2.39m x 1.75m (7'10" x 5'9")

Fitted with a range of wall and base units with work surfaces over, single sink and drainer, integrated electric oven with gas hob with stainless steel extractor hood over and space for washing machine, PVCu double-glazed windows to dual aspects and external door affording access.

Cellar 3.60m x 4.15m (11'10" x 13'7")

An incredibly useful space offering additional storage.

Landing

With PVCu double glazed window to the side aspect, central heated radiator, cupboard and internal doors into;

Bedroom 1 3.63m x 4.14m (11'11" x 13'7")

The master bedroom is a good sized double and is located to the front of the property with a built-in storage cupboard, central heated radiator and PVCu double-glazed window.

Bedroom 2 3.94m max x 2.72m (12'11" max x 8'11")

Bedroom three is a good size double and is located to the rear of the property with central heated radiator and PVCu double-glazed window.

Bathroom

Three piece suite comprising; straight panelled bath, low flush WC, pedestal wash hand basin, chrome central heated towel rail, part tiled walls and floor, extractor fan and PVCu double-glazed frosted window to the rear aspect.

Second floor

Bedroom 3 4.22m x 4.50m (13'10" x 14'9")

Bedroom three is an extremely good size double with central heated radiator, television point and large PVCu double-glazed windows to dual aspects offering far-reaching views.

External

Externally the property benefits from a low maintenance front garden and a rear from a south-facing position.

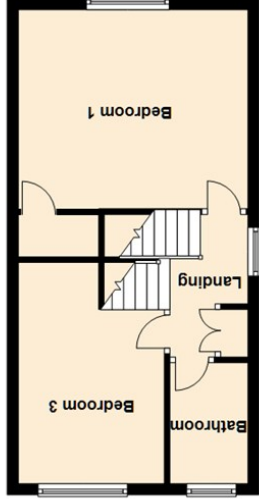




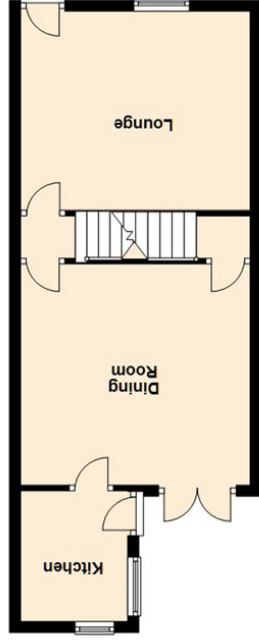
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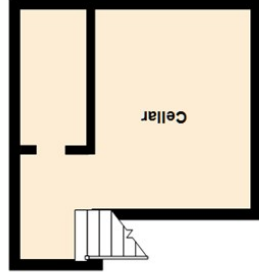
Second Floor



First Floor



Ground Floor



Basement