







**FANTASTIC OPPORTUNITY TO PURCHASE A FOUR BEDROOM HOME IN A POPULAR LOCATION.** This attractive four bedroom semi detached house in the heart of Kirk Sandall on Lancaster Avenue, has plenty to offer a family and early viewings are encouraged to avoid disappointment. This home is well proportioned and spacious throughout, it briefly comprises of entrance hall, WC, living room with feature fireplace, separate dining room, beautiful open plan kitchen/breakfast room with French doors to the garden, landing, four bedrooms and a lovely bathroom. **AVAILABLE WITH NO UPWARD CHAIN.**

#### **ENTRANCE HALL**

6' 7" x 12' 5" (2.03m x 3.79m) Offering access to this fabulous family home in a much sought after location within Kirk Sandall via the side facing double glazed frosted door, side facing double glazed window, radiator, door to the WC, further access to the reception rooms and kitchen, radiator, spotlights to the ceiling and a storage cupboard beneath the stairs.

#### **WC**

4' 10" x 2' 8" (1.48m x 0.82m) Benefitting from a low flush WC, tiled flooring, rear facing double glazed frosted window, spotlights and a wall mounted boiler unit.

#### **LIVING ROOM**

12' 6" x 10' 4" (3.82m x 3.15m) The first of two reception rooms is spacious and benefits from a double glazed bay window to the front, feature electric fireplace with decorative surround, coving to the ceiling and a radiator.

#### **DINING ROOM**

11' 10" x 13' 8" (3.63m x 4.17m) Another spacious reception room currently utilised as the dining room with front facing



double glazed window, radiator, coving to the ceiling and further feature fireplace.

### KITCHEN

11' 10" x 9' 0" (3.62m x 2.76m) A fabulous kitchen which is beautifully presented, offering fitted kitchen units at eye and base level, rolled top surfaces incorporating a single and half bowl sink with drainer unit, space for a range style cooker with five ring gas hob, integrated dishwasher, integrated washing machine, open arch to the breakfast area, tiled splash backs above the work surfaces, tiled flooring, spotlights to the ceiling, floor level lighting, under lighting beneath units, coving to the ceiling and a rear facing double glazed window.

### BREAKFAST AREA

6' 11" x 5' 4" (2.13m x 1.64m) Open access from the kitchen and a useful room that could be utilised as a breakfast area with rear facing double glazed French doors to the garden and spotlights to the ceiling.

### STAIRS

Leading from the entrance hallway to the first floor landing.

### LANDING

6' 4" x 3' 5" (1.94m x 1.06m) Providing access to all bedrooms and the bathroom.

### BEDROOM

13' 10" x 10' 5" (4.22m x 3.18m) Lovely spacious double bedroom with front facing double glazed window, radiator, spotlights to the ceiling and a storage cupboard.

### BEDROOM

12' 5" x 10' 4" (3.81m x 3.16m) Further spacious double bedroom with feature V shaped double glazed window



overlooking the front garden and a radiator.

### BEDROOM

9' 3" x 8' 8" (2.84m x 2.65m) Lovely bright room with rear facing double glazed window, radiator and a storage cupboard above the stairs.

### BEDROOM

9' 1" x 8' 3" (2.79m x 2.54m) Another good sized bedroom with rear facing double glazed window, spotlights to the ceiling and a radiator.









### **BATHROOM**

5' 10" x 5' 10" (1.79m x 1.79m) The bathroom has been fitted recently and offers a modern three piece suite in white, comprising of a low flush WC, wash hand basin within a vanity unit, L-shaped bath with shower screen mounted above, dual shower head above the bath, spotlights to the ceiling, heated towel radiator, wall mounted mirror with censored lighting, tiled flooring, tiled walls and a rear facing double glazed frosted window.

### **FRONT GARDEN AND DRIVEWAY**

Offering open access to the driveway and a laid to lawn area with partial enclosure to the sides.

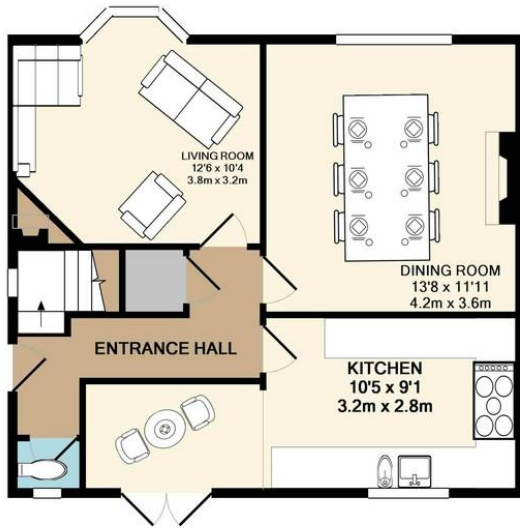


### **REAR GARDEN**

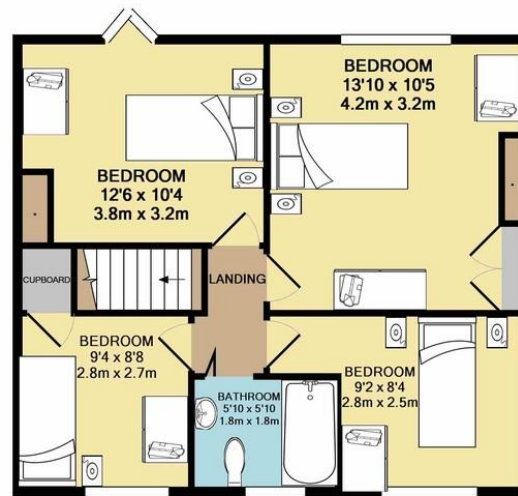
A V-shaped garden which is mainly laid to lawn with partial fence enclosure and two storage sheds.







GROUND FLOOR  
APPROX. FLOOR  
AREA 572 SQ.FT.  
(53.1 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 566 SQ.FT.  
(52.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 1138 SQ.FT. (105.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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