





**BEAUTIFULLY APPOINTED THREE BEDROOM SPACIOUS DETACHED HOME IN A LOVELY RESIDENTIAL ESTATE IN SKELLOW.** The property has been modernised with a fabulous kitchen/breakfast area, it benefits from two reception rooms and provides the ideal family home in a sought after location. In brief this delightful home comprises of entrance hallway, WC, living room, dining room, breakfast kitchen, stairs, landing, master bedroom with en-suite shower, two further bedrooms, family bathroom, integral garage and front/rear gardens. **FANTASTIC BUY.**

#### **ENTRANCE HALL**

3' 9" x 3' 6" (1.16m x 1.09m) This superb family home has plenty to offer all buyers with a side facing double glazed frosted door to the entrance hallway, door to the wc, radiator and laminate flooring.

#### **WC**

4' 11" x 3' 7" (1.51m x 1.10m) Benefitting from a low flush wc, wash hand basin within a vanity unit, radiator and a front facing double glazed frosted window.

#### **LIVING ROOM**

13' 5" x 10' 11" (4.09m x 3.33m) Lovely bright spacious living space with open access to the dining room via an arch, front facing double glazed window, radiator, stairs to the first floor landing, storage cupboard beneath the stairs, laminate flooring throughout, coal effect gas fire and a feature decorative surround.

#### **DINING ROOM**

9' 2" x 7' 7" (2.80m x 2.32m) The second reception room has rear facing double glazed French doors leading to the patio, radiator and laminate flooring.



### **KITCHEN/BREAKFAST ROOM**

11' 8" x 9' 1" (3.56m x 2.78m) Fabulous breakfast kitchen with breakfast bar, modern fitted kitchen units at eye and base level, square edge worktops with matching splash backs incorporating a single and half bowl sink with drainer, four ring gas hob with extractor hood above, single electric oven, integrated fridge/freezer, integrated dishwasher, boiler unit housed in matching cupboard, rear facing double glazed window and a side facing double glazed frosted door.

### **STAIRS**

Leading from the living room to the first floor landing.

### **LANDING**

12' 0" x 2' 11" (3.66m x 0.89m) Providing access to all bedrooms/bathroom, plus benefits from two storage cupboards, radiator, side facing double glazed window and a loft access point.

### **MASTER BEDROOM**

9' 11" x 9' 4" (3.04m x 2.85m) Beautifully presented master bedroom with fitted sliding wardrobes, rear facing double glazed window, radiator and a door to the en-suite shower room.

### **ENSUITE**

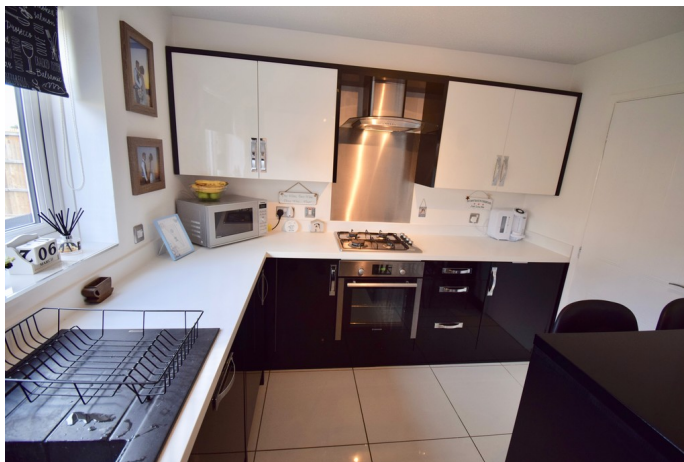
7' 9" x 4' 4" (2.37m x 1.34m) Superbly presented master en-suite with low flush wc, wash hand basin within a vanity unit, shower cubicle with dual shower head, tiled flooring, partially tiled walls, extractor fan, heated towel radiator and a side facing double glazed frosted window.

### **BEDROOM**

10' 3" x 8' 7" (3.14m x 2.63m) Second spacious bedroom is positioned to the front of the property with front facing double glazed window and a radiator.







### **BEDROOM**

7' 3" x 6' 2" (2.23m x 1.90m) The third single bedroom also benefits from fitted wardrobes/shelving, front facing double glazed window and a radiator.

### **BATHROOM**

6' 9" x 6' 1" (2.08m x 1.86m) Immaculately presented bathroom with a three piece suite comprising of a low flush wc, wash hand basin within a vanity unit, bath with shower attachment, heated towel radiator, tiled flooring, partially tiled walls, extractor fan and a rear facing double glazed frosted window.



### **FRONT GARDEN**

Small lawned and shrub bed area, wall to one side, open access to off street parking and side access to the rear garden.

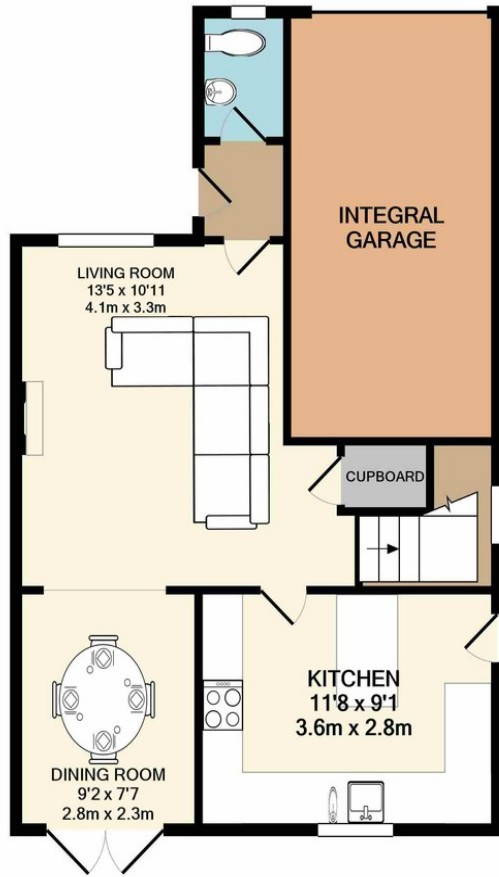
### **DRIVEWAY & INTEGRAL GARAGE**

The driveway provides off street parking for two cars in front of the single integral garage with up and over door.

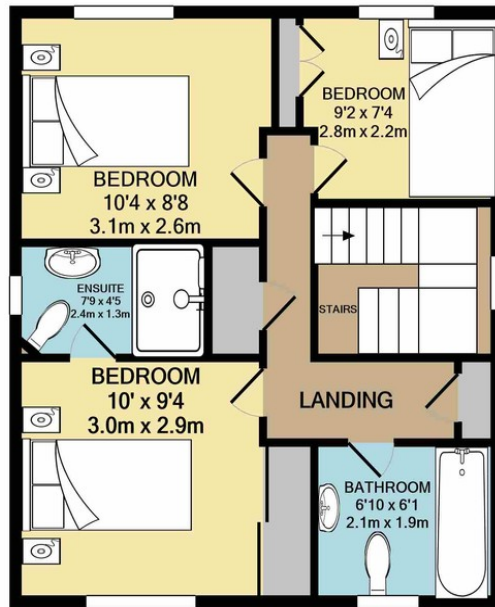
### **REAR GARDEN**

Nicely landscaped rear fence enclosed garden, central lawn area, shed, paved patio, side access and shrub/pebble beds.





GROUND FLOOR  
APPROX. FLOOR AREA  
544 SQ.FT.  
(50.5 SQ.M.)



1ST FLOOR  
APPROX. FLOOR AREA  
438 SQ.FT.  
(40.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 982 SQ.FT. (91.2 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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental (CO <sub>2</sub> ) Impact Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	