





DELIGHTFUL FOUR BEDROOM DETACHED HOME ON ELIZABETH AVENUE IN KIRK SANDALL. This beautiful family home is positioned on a corner plot and has been well maintained over the years. The location has plenty to offer with supermarkets, other amenities and M18 access all within a couple of miles. In brief the property comprises of entrance hallway, WC, living room, dining room, kitchen, stairs, first floor landing, four bedrooms, bathroom, front/side/rear gardens, off street parking and a single detached garage. **A SUPERB OPPORTUNITY TO PURCHASE A FAMILY HOME IN A SOUGHT AFTER LOCATION.**

ENTRANCE HALL

8' 1" x 4' 1" (2.48m x 1.27m) Providing access to this wonderful house via the front facing double glazed frosted door, front facing double glazed frosted window, radiator, stairs to the first floor landing, plus doors to the dining room and WC.

WC

3' 9" x 4' 1" (1.16m x 1.26m) Benefitting from a low flush WC, wash hand basin, radiator, tiled walls and side facing double glazed frosted window.

LIVING ROOM

10' 8" x 21' 6" (3.26m x 6.56m) Offering a fantastic entertaining space perfect for the family with feature single glazed internal window to the hallway, front facing double glazed window, two rear facing double glazed windows, rear facing double glazed French doors to the garden, coving to the ceiling, two radiators and a coal effect gas fire with a feature decorative surround.



KITCHEN

12' 2" x 8' 8" (3.72m x 2.66m) Nicely presented kitchen which opens up into the dining room via an arch, side facing double glazed window, rear facing double glazed frosted door to the garden, a range of eye and base level kitchen units with rolled top work surfaces incorporating a single bowl sink with drainer, four ring electric hob with extractor hood above, electric double oven, tiled walls, tiled flooring, plumbing for a dishwasher, plumbing for a washing machine, space for a fridge/freezer, radiator and a storage cupboard beneath the stairs.

DINING ROOM

9' 1" x 7' 9" (2.77m x 2.38m) Accessed from the hallway and leading into the kitchen this separate dining space benefits from a side facing double glazed window, radiator, coving to the ceiling, open arch to kitchen and a telephone point.

STAIRS

Leading from the entrance hallway to the first floor landing.

LANDING

8' 9" x 2' 6" (2.67m x 0.78m) Providing access to all bedrooms/bathroom with loft access point and storage cupboard.

BEDROOM

10' 11" x 12' 5" (3.34m x 3.81m) Bright spacious double bedroom with front facing double glazed window, radiator, fitted wardrobes and dressing area.

BEDROOM

9' 2" x 12' 7" (2.80m x 3.84m) Further double bedroom positioned to the front of the property with side facing double glazed window, storage cupboard above the stairs, radiator and fitted wardrobes/storage.







BEDROOM

7' 10" x 8' 8" (2.39m x 2.65m) Third bedroom overlooking the rear garden via the rear facing double glazed window, radiator, fitted wardrobe and storage.

BEDROOM

6' 5" x 8' 7" (1.96m x 2.64m) With a side facing double glazed window, radiator and again fitted storage/drawers.

BATHROOM

8' 9" x 5' 8" (2.67m x 1.75m) Bathroom with three piece suit comprising of a corner bath with shower screen mounted above, shower attachment, low flush WC, wash hand basin, radiator, tiled walls, extractor fan and a rear facing double glazed frosted window.



FRONT GARDEN

Small lawn/shrub area with paved path leading to the front door, open paved access to the rear garden/garage and an external porch area above entrance front door.

REAR GARDEN

Mainly paved with side access to the driveway providing off street parking in front of the garage, raised shrub borders and a wall/fence enclosure with double gates to the side.

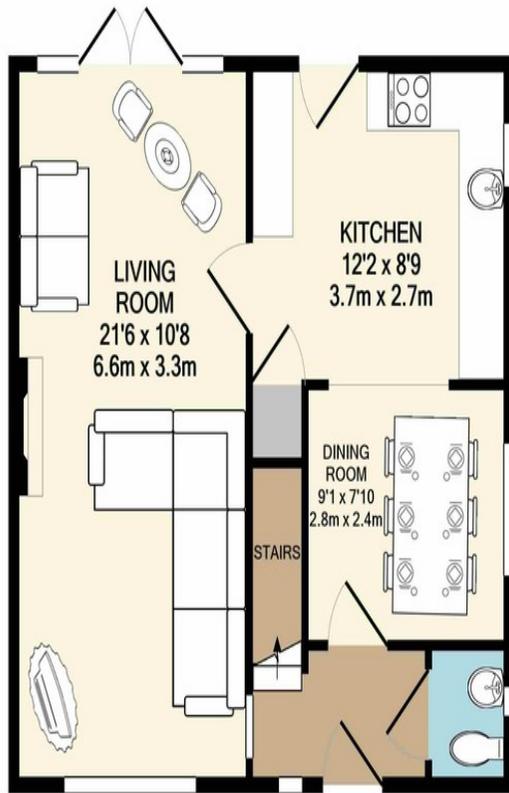
DRIVEWAY & GARAGE

Single garage accessed from the driveway.

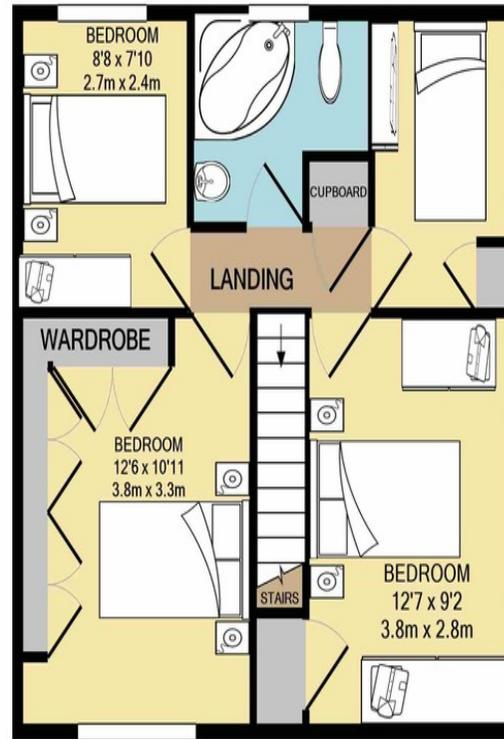
SOLAR PANELS

Further details on the solar panels are available on request.





GROUND FLOOR
APPROX. FLOOR
AREA 484 SQ.FT.
(45.0 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 483 SQ.FT.
(44.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 967 SQ.FT. (89.8 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

