

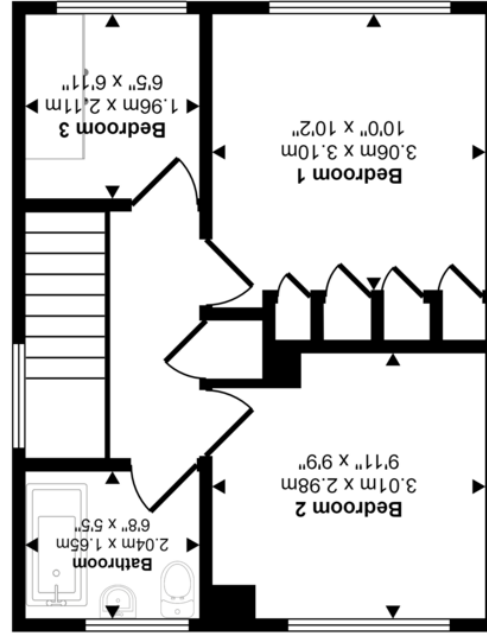
92+	A
81-91	B
69-80	C
55-68	D
39-54	E
21-38	F
1-20	G

591D
731C

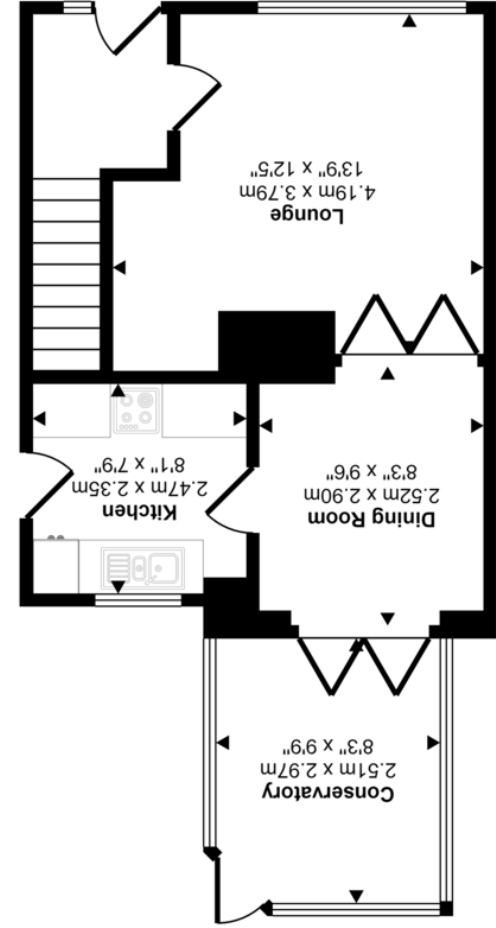


This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

First Floor
Approx 35 sq m / 380 sq ft



Ground Floor
Approx 42 sq m / 449 sq ft



BARKERS
OPENING DOORS FOR YOU



35 Southcroft Avenue
Birkenshaw, BD11 2DD
Asking Price £239,950

- SEMI DETACHED FAMILY HOME
- THREE BEDROOMS
- ENTRANCE HALL
- MODERN BATHROOM
- LOUNGE
- DRIVEWAY & GARAGE
- DINING ROOM, KITCHEN
- GARDENS
- CONSERVATORY



Full Description

Offered for sale is this well presented semi detached family home situated within walking distance of Birkenshaw Primary School and the shops and amenities in Birkenshaw village centre. The property is within easy reach of junctions 26 and 27 of the M62 motorway network making it ideal for commuters. The property benefits from uPVC double glazing and gas central heating. The accommodation briefly comprises: Entrance hall, lounge, dining room, kitchen, conservatory, three bedrooms and bathroom. Externally there is a block paved driveway which provides private parking, detached garage and gardens to the front and rear.

ENTRANCE HALL

An external door leads into the entrance hall which has a door leading into the lounge and a staircase leads to the first floor landing.

LOUNGE

13' 9" x 12' 5" (4.19m x 3.78m)

Featuring a recently fitted electric fire with colour changing display and remote control operation. Folding doors lead into the dining room.

DINING ROOM

9' 6" x 8' 3" (2.9m x 2.51m)

With tiled flooring, a door leading into the kitchen and folding doors lead into the conservatory.

KITCHEN

8' 1" x 7' 9" (2.46m x 2.36m)

Fitted with a range of wall and base units with complementary work surfaces, splash back tiling and an inset stainless steel sink with mixer tap and drainer. Integrated fridge/freezer and dishwasher and a freestanding gas cooker with a chimney style extractor over. A stable style uPVC door leads out to the side elevation.

CONSERVATORY

9' 9" x 8' 3" (2.97m x 2.51m)

With tiled flooring, ceiling fan and a door leads out to the rear garden.

FIRST FLOOR LANDING

Doors lead to three bedrooms and the bathroom. Loft access point.

BEDROOM ONE

10' 2" x 10' 0" (3.1m x 3.05m)

Double room with built-in wardrobes and cupboards. Views over the school grounds.

BEDROOM TWO

9' 11" x 9' 9" (3.02m x 2.97m)

Double room.



BEDROOM THREE

6' 11" x 6' 5" (2.11m x 1.96m)

Views over the school grounds.

BATHROOM

6' 8" x 5' 5" (2.03m x 1.65m)

Fitted with a three piece modern white suite which comprises of a bath with shower over and glass screen, W.C. and a wash basin inset into a vanity unit. Tiled flooring, part tiled walls and a chrome heated towel rail.

EXTERIOR

Externally there is an area of artificial grass to the front with slate chipped areas. A block paved driveway provides ample private parking and leads to a detached garage with power and light. At the rear there is a low maintenance enclosed garden with a block paved patio area, outside tap, further decked patio area and an area of artificial grass.

ADDITIONAL INFORMATION

Tenure - Freehold

Council tax band - C

DIRECTIONS

From our Birkenshaw office proceed up Old Lane and at the top follow the road straight across into Mill Lane. Follow the road round and turn right into Southfield Terrace. Proceed straight forward into Southcroft Avenue and follow the road round to the left at the top. The property can be found on the left hand side visible by our for sale board.

