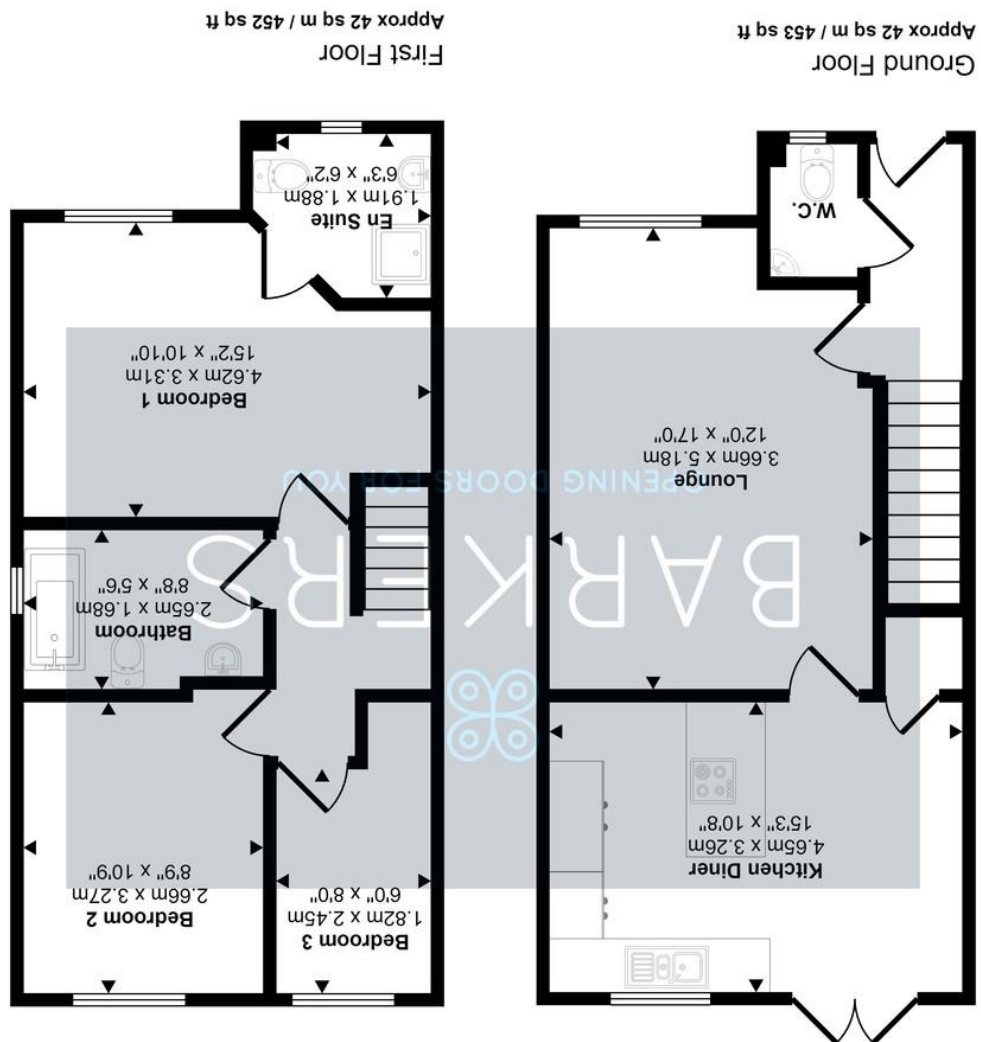


Score	Energy rating	Potential
92+	A	94 A
81-91	B	83 B
69-80	C	
55-68	D	
39-54	E	
21-38	F	
1-20	G	



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.



Approx 42 sq m / 452 sq ft

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BARKERS  
OPENING DOORS FOR YOU



## 7 Phoenix Way

Gildersome, LS27 7FA

Asking Price £285,000

- IMMACULATE SEMI DETACHED
- ENTRANCE HALL, CLOAKS/W.C.
- LOUNGE, DINING KITCHEN
- THREE BEDROOMS
- EN-SUITE SHOWER ROOM
- FAMILY BATHROOM
- GARDENS FRONT & REAR
- DRIVEWAY





# Full Description

## DESCRIPTION

Offered for sale is this beautifully presented semi detached family home which has been finished to a very high standard and can be occupied with the minimum of expense. Ideally situated on the border of Drighlington/Gildersome just a short drive from junction 27 of the M62 motorway and with close proximity to local schools, amenities and bus routes. The property benefits from uPVC double glazing and gas central heating. The accommodation briefly comprises: Entrance hall, cloaks/W.C., lounge, modern dining kitchen, three bedrooms, en-suite shower room and family bathroom. Externally there is a driveway providing private parking and beautiful landscaped gardens to the front and rear with feature lighting.

## ENTRANCE HALL

A part glazed external door leads into the entrance hall which has a staircase leading to the first floor landing and doors lead to the cloaks/W.C. and lounge.

## CLOAKS/W.C.

Featuring laminate flooring and is fitted with a two piece white suite which comprises of a W.C and wash basin.

## LOUNGE

17' 0" x 12' 0" (5.18m x 3.66m)

With laminate flooring and a door leading into the dining kitchen.

## DINING KITCHEN

15' 3" x 10' 8" (4.65m x 3.25m)

Fitted with a range of modern wall and base units with complementary work surfaces, matching up-stands and an inset 1 1/2 bowl stainless steel sink with a mixer tap. Two built-in eye levels ovens, ceramic hob with a chimney style extractor over and plumbing for a washing machine and dishwasher. Built-in wine rack, laminate flooring and French doors lead out to the rear garden.

## FIRST FLOOR LANDING

Doors lead to three bedrooms and the family bathroom.

## BEDROOM ONE

15' 2" x 10' 10" (4.62m x 3.3m)

Double room with a door leading to the en-suite shower room.

## EN-SUITE SHOWER ROOM

6' 3" x 6' 2" (1.91m x 1.88m)

Fitted with a three piece suite which comprises of a shower cubicle, wash basin and W.C. Tiled flooring.

## BEDROOM TWO

10' 9" x 8' 9" (3.28m x 2.67m)

Double room.

## BEDROOM THREE

8' 0" x 6' 0" (2.44m x 1.83m)

Single room.



## FAMILY BATHROOM

8' 8" x 5' 6" (2.64m x 1.68m)

Fitted with a three piece white suite which comprises of a bath with shower over and a glass shower screen, W.C. and wash basin. Tiled flooring and part tiled walls.

## EXTERIOR

Externally there is a driveway which provides private parking for two cars. To the front of the property there is a slate chipped area with a hedge border, whilst to the rear there is an enclosed garden with a tiled patio area, lawn and planted borders with a selection of plants and shrubs, which is beautifully landscaped with featuring lighting.

## ADDITIONAL INFORMATION

Council tax band - C

Tenure - freehold

## DIRECTIONS

From our Birkenshaw office turn left on Whitehall Road and at the roundabout proceed straight across. Continue through Drighlington until you reach the cross road and turn right into King Street. Follow the road into Wakefield Road. Just before you reach the Brickworks public house follow the left fork in the road into Bradford Road and turn right into Phoenix Way.

