



BARKERS

OPENING DOORS FOR YOU



23 Phoenix Way

Gildersome, LS27 7FA

£289,995

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



Full Description

Offered for sale with NO CHAIN is this beautifully presented semi detached family home which can be occupied with the minimum of expense and must be viewed to be appreciated. Ideally situated within easy reach of local schools, amenities and just a short drive away from junction 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, cloaks/W.C., lounge, dining kitchen, three bedrooms, en-suite shower room and a family bathroom. Externally there is a driveway which provides private parking and gardens to the front and rear.

ENTRANCE HALL

An 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.

Fitted with a two piece suite which comprises of a W.C. and wash basin. Tiled flooring.

LOUNGE

17' 4" x 11' 11" (5.28m x 3.63m)

Feature fireplace and door leads into the dining kitchen.

DINING KITCHEN

15' 1" x 10' 9" (4.6m x 3.28m)

Fitted with a range of modern wall and base units with complementary work surfaces and an inset sink with mixer tap and drainer. There is a built-in electric oven, ceramic hob with a chimney-style extractor over, plumbing for a washing machine and dishwasher, and space for a fridge/freezer. The room features tiled flooring, a built-in wine rack, and French doors lead out to the rear garden.

FIRST FLOOR LANDING

Doors lead to three bedrooms and the family bathroom.

BEDROOM ONE

11' 10" x 11' 1" (3.61m x 3.38m)

Double room with access to en-suite facilities.

EN-SUITE SHOWER ROOM

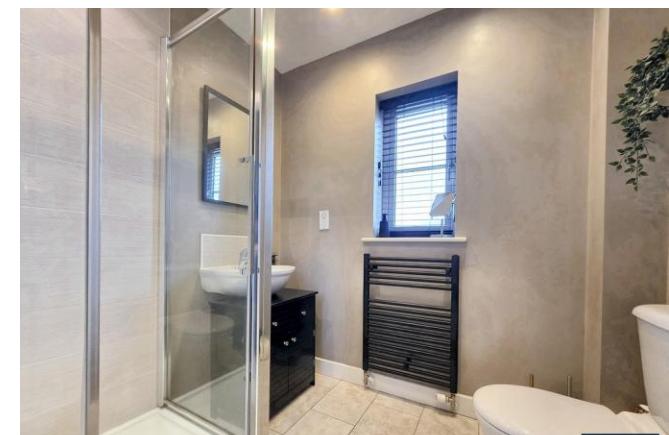
7' 1" x 6' 2" (2.16m x 1.88m)

Fitted with a three piece modern white suite which comprises of a shower cubicle, wash basin and a W.C. Feature include complementary tiled flooring, part tiled walls and a heated towel radiator.

BEDROOM TWO

10' 10" x 8' 8" (3.3m x 2.64m)

Double room.



BEDROOM THREE

8' 2" x 5' 11" (2.49m x 1.8m)

Single room.



FAMILY BATHROOM

8' 6" x 5' 6" (2.59m x 1.68m)

Fitted with a three piece modern white suite which comprises of a bath with shower over, W.C. and a wash basin. Features include complementary part tiled walls, tiled flooring and a chrome heated towel radiator.



EXTERIOR

To the front of the property there is an attractive open-plan garden, which is mostly pebbled with planted borders, alongside a driveway that provides private parking. To the rear, there is an enclosed garden with a lawn and several patio areas, allowing you to enjoy the sun throughout the day.

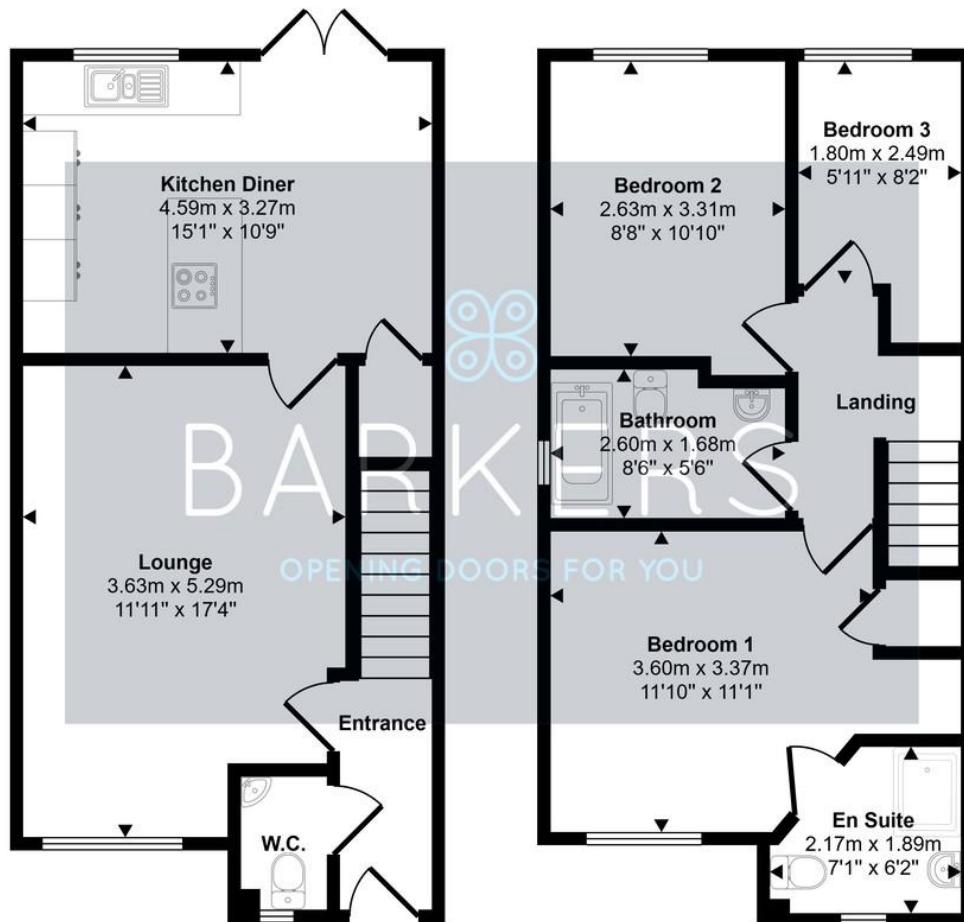
ADDITIONAL INFORMATION

Council tax band - C

Tenure - Freehold



Approx Gross Internal Area
84 sq m / 901 sq ft



Ground Floor
Approx 42 sq m / 452 sq ft

First Floor
Approx 42 sq m / 449 sq ft

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