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Birkdale Green, Alwoodley,  
LS17 7SP

Offers Over

Offers Over £245,000

\*\*\* STUNNING HOME IN PRIME ALWOODLEY LOCATION - OPPORTUNITY TO EXTEND \*\*\* Stoneacre Properties are delighted to offer for sale this fantastic home, set in a prime position in this quiet Alwoodley cul-de-sac, and offering excellent access to local schools, amenities and transport links. The property has undergone extensive refurbishment over the last few years and offers beautifully presented and well appointed accommodation over two floors, briefly comprising; entrance porch, spacious lounge, modern kitchen-diner with patio door to the rear garden. The first floor features two spacious double bedrooms and a modern house bathroom. There is also the opportunity for the provision of a third bedroom via loft conversion subject to necessary planning permissions and consents. Externally the property features a small lawned front garden and driveway providing off street parking for multiple vehicles. To the rear of the property is a beautifully landscaped, gravelled rear garden with views over the golf course. The property is bound to appeal to first time buyers and home movers alike. An early viewing is highly recommended!

- 2 DOUBLE BEDROOMS
- CUL-DE-SAC LOCATION
- PRIVATE LANDSCAPED REAR GARDEN
- POT. FOR LOFT CONVERSION STPP

## ENTRANCE PORCH

Double glazed entrance porch with storage space for coats/shoes, door to lounge.

## LOUNGE

Spacious reception room with double glazed window to front, radiator, stairs to first floor.

## KITCHEN-DINER

Featuring a range of modern white gloss wall and base units with complementary worksurfaces and unique zigzag brick tiled splashback, integrated oven with four ring hob and extractor hood, plumbed for washing machine, cupboard housing central heating boiler. Tiled flooring, double glazed window overlooking rear garden, radiator, glazed door leading to rear garden.

## FIRST FLOOR LANDING

Access to bedrooms and house bathroom.

## BEDROOM ONE

Spacious double bedroom with bespoke fitted bedroom furniture including wardrobes, drawers and dressing area, along with a TV point suitable for a wall mounted television with concealed wiring. Double glazed window, radiator.



## BEDROOM TWO

Second large double bedroom double glazed window and radiator.

## BATHROOM

Modern, fully tiled suite comprising P shaped bath with shower over and screen, WC, wash hand basin, chrome heated towel rail, frosted double glazed window, large over stairs storage cupboard.

## EXTERNAL

Externally the property features a small lawned front garden and driveway providing off street parking for multiple vehicles. To the rear of the property is a very private and beautifully landscaped garden, mainly laid to gravel and therefore very low maintenance, with views over the golf course.

## PLANNING PERMISSION

A planning application has been granted for a rear dormer window under application reference 18/03347/CLP. Further details are available upon request.

