



23 Oakworth View, S20 4SD

£180,000 Offers Invited

Tenure Leasehold

- Beautiful Private Enclosed Garden
- Perfect for first time buyers
- Excellent road & rail transport links
- Off Road Parking
- Low maintenance garden
- Extended

This extended three bedroom property has plenty to offer with spacious kitchen diner, three bedrooms and a beautiful landscaped garden with converted garage. The property enjoys a great spot in this popular residential estate and backs onto fields making it a great family home. Internally there is an entrance porch, excellent for coat and shoe storage that then leads into the spacious lounge with a wonderful spiral staircase up to the first floor. The kitchen diner has ample space and grey fitted wall and base units. There is access from the kitchen to the large enclosed rear garden with indian stone paving and low maintenance artificial grass. The current vendors have converted the garage to an outdoor lounge space, brilliant in the summer months. Upstairs there are three good sized bedrooms and the family bathroom. Well presented throughout, the property is close to Crystal Peaks shopping centre, great schools and excellent public transport links. Viewing is recommended please contact Welcome Homes to arrange a viewing



| Environmental Impact (CO ₂) Rating | |
|---|-------------------------|
| | Potential |
| Very environmentally friendly - lower CO ₂ emissions | |
| (92- A | |
| (81-91) B | |
| (69-80) C | |
| (55-68) D | |
| (39-54) E | |
| (21-38) F | |
| (1-20) G | |
| Not environmentally friendly - higher CO ₂ emissions | |
| England & Wales | EU Directive 2002/91/EC |

| Energy Efficiency Rating | |
|---|-------------------------|
| | Potential |
| Very energy efficient - lower running costs | |
| (92- A | |
| (81-91) B | |
| (69-80) C | |
| (55-68) D | |
| (39-54) E | |
| (21-38) F | |
| (1-20) G | |
| Not energy efficient - higher running costs | |
| England & Wales | EU Directive 2002/91/EC |