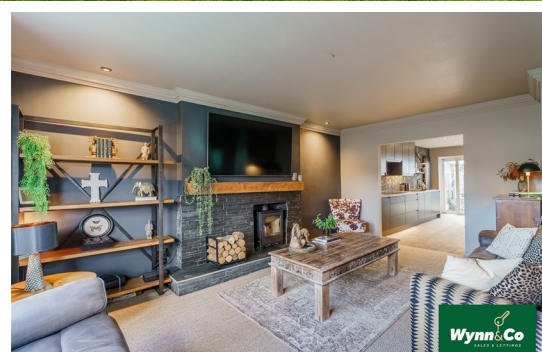




3 Bed
House - Semi-Detached
located in

19 Fairway Avenue
Normanton
WF6 1SG



Asking price £285,000

Nestled on Fairway Avenue in the charming town of Normanton, this delightful semi-detached house offers a perfect blend of comfort and potential. Spanning an impressive 1,196 square feet, the property boasts two spacious reception rooms, ideal for both relaxation and entertaining. The well-appointed kitchen provides a functional space for culinary pursuits, while the three inviting bedrooms ensure ample accommodation for families or guests.

With two bathrooms, morning routines will be a breeze, providing convenience for all residents. The house, built in 1980, has been thoughtfully extended, enhancing its living space and making it a versatile home for modern living.

One of the standout features of this property is the large outbuilding, which presents an exciting opportunity for those looking to establish a business or create a personal retreat. Whether you envision a home office, a workshop, or a creative studio, this space can be tailored to suit your needs.

The location in Normanton is both peaceful and accessible, offering a friendly community atmosphere while being close to local amenities and transport links. This property is not just a house; it is a place where memories can be made and dreams can be realised. Do not miss the chance to make this wonderful home your own.

Entrance Hall

A welcoming entrance hall featuring a window that allows natural light to fill the space and a staircase rising to the first floor. The walls are finished with a warm plaster, complemented by a radiator and simple storage cupboard, creating a practical and inviting first impression.

Living Room

16'6" x 12'10" plus Bay
Spacious and comfortable, the living room boasts a large bay window that floods the space with natural light, paired with a feature fireplace framed by a charming stone hearth and wooden mantel. Neutral walls and a soft carpet provide a cosy setting, with ample room for seating and furnishings, and a opening leading through to the kitchen/diner, creating a sociable flow.

Kitchen/Diner

16'2" max x 15'5" max
This extended kitchen/diner is a beautifully finished space with modern, matte grey cabinetry and integrated appliances including double ovens and an induction hob. The countertops are sleek and complemented by a textured splashback and a tall black radiator adding a contemporary touch. Exposed wood effect beams across the ceiling add character, while the dining area comfortably seats six and benefits from a large rear window and sliding patio doors that lead out to the garden, filling the room with natural light and offering easy access to outdoor entertaining space.

Utility Room

9'3" x 7'6"
Adjacent to the kitchen/diner, the utility room offers practical space for laundry with fitted cabinetry and work surfaces, alongside a window providing natural light. The door leads back into the kitchen/diner, enhancing the functionality of the home.

Bedroom One

20'4" max x 9'11"
The master bedroom is a spacious retreat featuring a large window that brightens the room and built-in wardrobes to the dressing area providing excellent storage. The neutral colour palette and soft carpeting create a calm and restful atmosphere, with direct access to a stylish ensuite shower room, complete with modern fittings and tiling.

Ensuite Bathroom

9'3" x 5'11"
The ensuite bathroom offers a tranquil space featuring a bathtub with shower, tiled walls in rich earthy tones, a modern toilet, and a double sink vanity unit. Two windows allow natural light to flood in while maintaining privacy, creating a luxurious and practical addition to the master bedroom.

Bedroom Two

12'5" x 11'10" max
A second double bedroom with a large window allowing plenty of daylight, and built-in mirror fronted wardrobes for smart storage. The room is finished with light carpeting and a neutral colour scheme, creating a versatile space for family or guests.



Bedroom Three

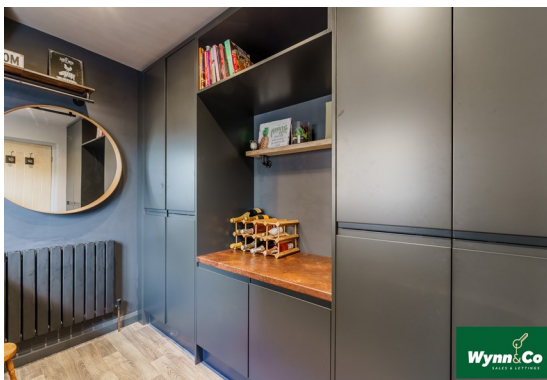
8'4" x 6'9"

This smaller bedroom features a window with soft curtains and light decor, making it a perfect nursery or cosy bedroom space. The room contains a radiator and useful storage over the bulkhead, offering a practical yet comfortable area.

Shower Room

8'5" x 5'5"

A modern shower room with stylish tiling in neutral tones, featuring a large walk-in shower with glass screen, a wall-mounted basin in a wooden vanity unit, and a contemporary toilet. The room is finished with a backlit mirror and black radiator, combining practical design with a sleek look.





Rear Garden

The rear garden is a well-maintained outdoor space featuring a large paved patio area with a modern glass pergola providing shelter and an ideal spot for outdoor seating. Beyond the patio, the garden extends with fencing on all sides for privacy and includes a detached outbuilding ideal measuring 7.29m x 3.73m, ideal for use as a home office or games room.

MISC

1. **MONEY LAUNDERING REGULATIONS:** Intending purchasers will be asked to produce identification documentation at a later stage, and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. **General:** While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. The measurements indicated are supplied for guidance only and as such must be considered incorrect.
4. **Services:** Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. **THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER WYNN SALES AND LETTINGS LIMITED NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.**



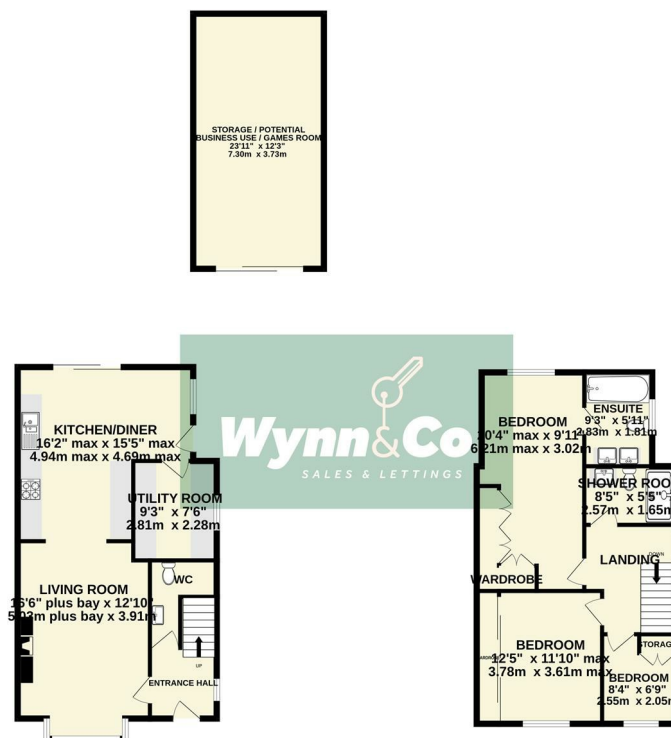


19 Fairway Avenue, Normanton, WF6 1SG



GROUND FLOOR
897 sq.ft. (83.3 sq.m.) approx.

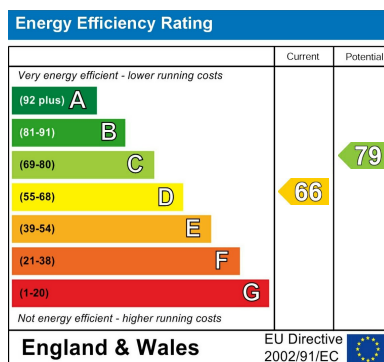
1ST FLOOR
592 sq.ft. (55.0 sq.m.) approx.



EXTENDED THREE BEDROOM SEMI DETACHED HOME

TOTAL FLOOR AREA: 1489 sq.ft. (138.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their capability or efficiency can be given.
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DIRECTIONS

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