



7 Northfield Grove, South Kirkby, WF9 3AG

Offered for sale on the popular development in South Kirkby is this beautiful 3 bedroomed detached home with spacious rear garden and off road parking.

As you enter the property the modern lounge sits to the left and leads through to the open plan kitchen/diner with integrated oven and hob. The double doors open up onto the well maintained rear garden.

Upstairs there are 3 excellent sized bedrooms, master with a walk in wardrobe that can be converted back into an en suite.

Outside there is off road parking and enclosed gardens.

Locally there are a multitude of shops, schools, parks and the train station.

This property needs to be viewed to appreciate the space inside.

- 3 Bed Detached Home
- Perfect for First Time Buyers
- Spacious Lounge & Open Plan Kitchen/Diner
- 3 Great Sized Bedrooms
- Master with Walk in Wardrobe
- Enclosed Rear Garden
- Off Road Parking
- Great Location

£190,000



Approximate total area⁽¹⁾
35.88 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE 360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) 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	