

## 13 Camp Road, South Kirkby, WF9 3EL

Beautiful Extended Four Bedroom Semi-Detached Home | Envious Garden | Off Road Parking for Multiple Vehicles

Situated in the popular residential area of South Kirkby, this beautifully extended four bedroom semi-detached home offers generous and versatile accommodation ideal for growing families.

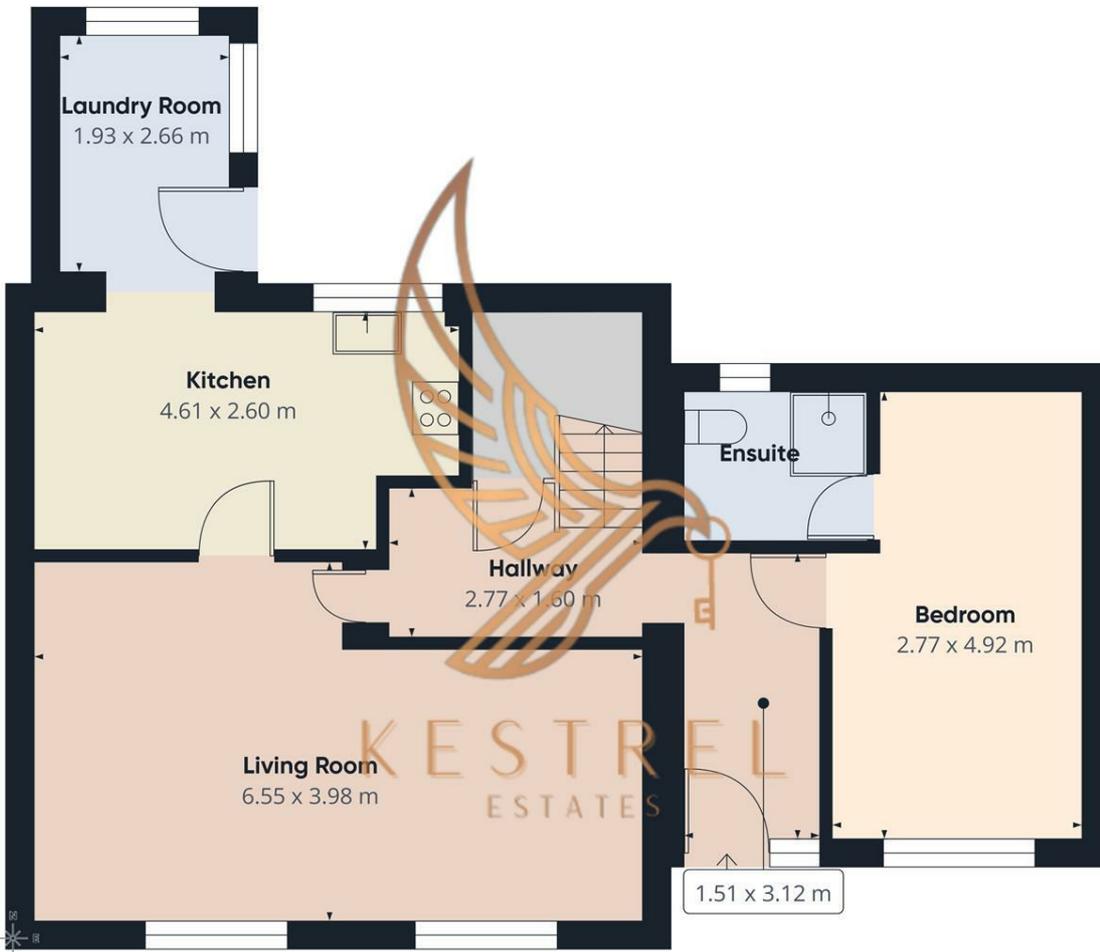
Externally, the property benefits from an enviable rear garden along with ample off-road parking to the front providing space for numerous vehicles.

Internally, the accommodation briefly comprises: a welcoming entrance hallway leading through to a spacious living and dining room, offering an excellent open-plan feel while retaining defined areas for both relaxation and entertaining. The fitted kitchen provides ample storage and workspace, complemented by a separate laundry room for added practicality. Downstairs there is a double bedroom with ensuite, perfect for older relatives or adult children.

To the first floor, you'll find 3 further well-proportioned double bedrooms, offering flexibility for family living, guests,

- Beautiful Extended 4 Bed Semi Detached Home
- Spacious Lounge/Diner
- Fitted Kitchen & Utility Area
- Downstairs Double Bedroom. with En-Suite
- 3 Further Bedrooms
- Amazing Garden to the Rear
- Off Road Parking for Multiple Cars
- Great Location, Close to Schools, Park & Amenities
- Perfect for Families
- MUST SEE!!

**£230,000**



Approximate total area<sup>®</sup>  
69.1 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Floor 0

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	