



BEDROOMS

3

BATHROOMS

1

RECEPTION ROOMS

2

COUNCIL TAX

C

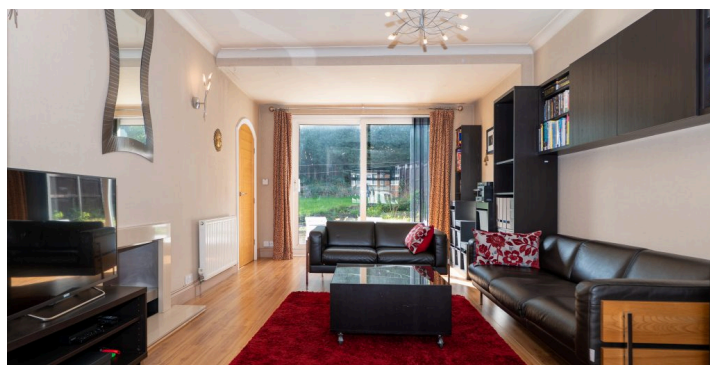
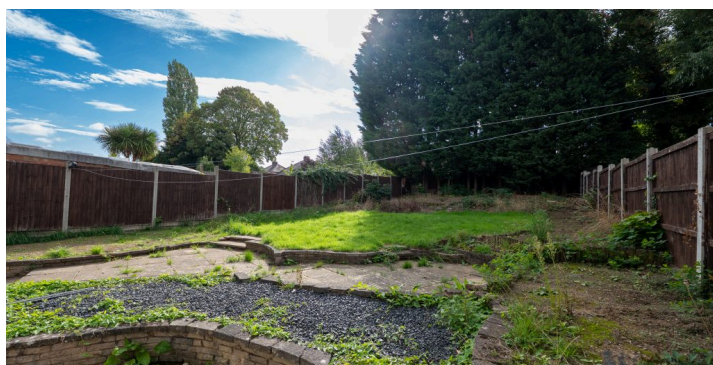
KEY FEATURES

- Extended family home offering three double bedrooms
- Modern refitted family bathroom
- Full length lounge and bright conservatory
- Central kitchen with side access and integrated appliances
- Large rear garden with patio, outside store and detached garage
- Expansive driveway providing parking for multiple vehicles
- Internal viewing recommended

PROPERTY OVERVIEW

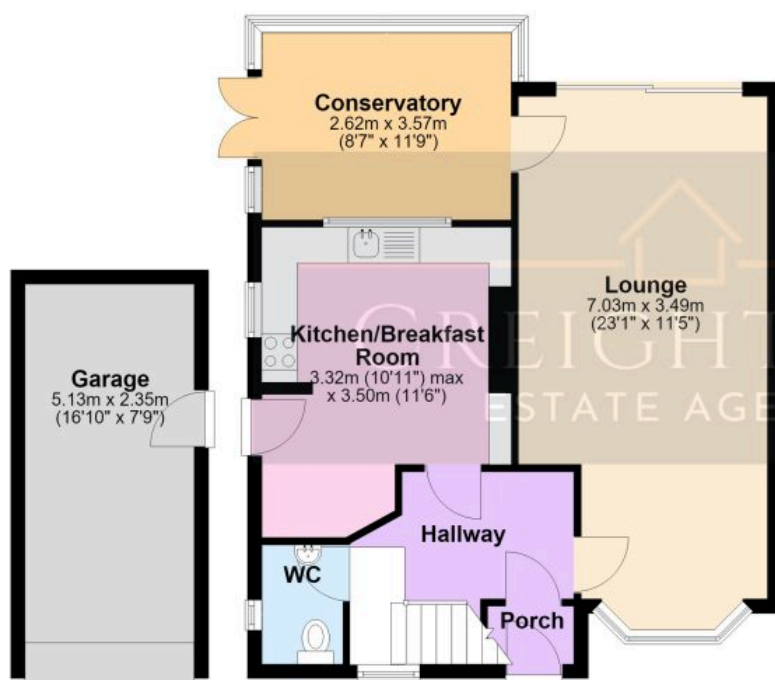
An extended three-bedroom family home offering generous ground-floor living space, including a full-length lounge, central kitchen with side access and a bright conservatory. The first floor provides three double bedrooms and a modern refitted family bathroom. Externally, the property benefits from a large grey-slabbed driveway, a sizeable rear garden and a detached garage, offering excellent versatility. This well-proportioned home provides space, practicality and a superb setting for family living.

ADDITIONAL PHOTOGRAPHY



Ground Floor

Approx. 69.1 sq. metres (744.3 sq. feet)



First Floor

Approx. 40.7 sq. metres (438.2 sq. feet)



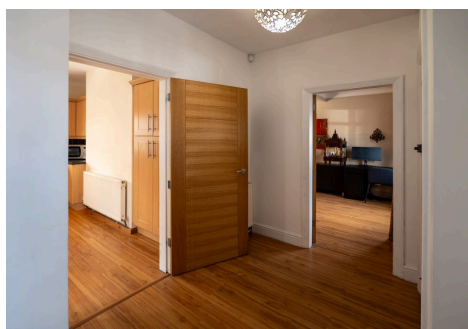
Total area: approx. 109.9 sq. metres (1182.5 sq. feet)

Floor plans are not to scale and are intended for use as a guide to the layout of the property only. They should not be used for any other purpose.
Plan produced using PlanUp.

50 Johnson Road, Birstall



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		80
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		



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