



 **3**
Bedrooms

 **1**
Bathroom

Tenure :
Freehold



Tudor Sales and Lettings are proud to offer for sale this bay windowed semi detached home. This property has been significantly and sympathetically extended to both ground and 1st floor to provide extra living space.

The accommodation comprises in brief; entrance hall with stairs rising to the first floor, kitchen fitted with units in white, built-in oven, hob, extractor, microwave and fridge/freezer. The lounge/ dining room is a generous size and features electric fire, bay window to front and sliding doors to the rear lead through to a single storey extension sitting room with roof skylight and patio doors onto rear garden.

To the first floor is a landing, three bedrooms of which two are double and the third a single. Finally there is a shower room that has been extended and fitted with WC, hand wash basin and shower cubicle.

Externally to the front of the property is a lawn garden along side a driveway providing off-street parking. The drive leads down the side of the property to a single garage and the rear garden features lawn with mature borders and a stone patio seating space.

Early viewing recommended due to anticipated interest on the property due to great location, extended living space, garage and off-street parking

Living/Dining Room 21' 9" x 10' 10" (6.63m x 3.30m)

Large living room with dining area if required. Double glazed bay window, coving to ceiling and two centrally heated radiators. Double doors leading to Dining room

Sitting room 10' 6" x 9' 11" (3.20m x 3.02m)

Sitting room with double glazed French style patio doors leading to rear garden and Velux style window to ceiling.

Kitchen 20' 0" x 8' 10" (6.10m x 2.69m)

Modern looking fitted kitchen with integrated appliances including Double oven, Fridge Freezer, Hob with extractor fan over. Sink with mixer tap. Two double glazed windows and door to side. Tiled splashback and ceiling lights. Pantry cupboard and ample wall and base units.

Bedroom 1 11' 5" x 10' 10" (3.48m x 3.30m)

Double bedroom with Double glazed bay window, coving to ceiling, centrally heated radiator

Bedroom 2 10' 10" x 10' 2" (3.30m x 3.10m)

Double bedroom with Double glazed bay window, coving to ceiling, centrally heated radiator

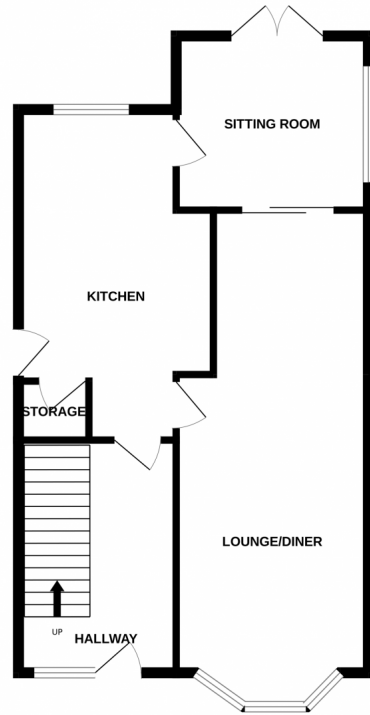
Bedroom 3 8' 3" x 6' 9" (2.51m x 2.06m)

Single bedroom with Double glazed bay window, coving to ceiling, centrally heated radiator

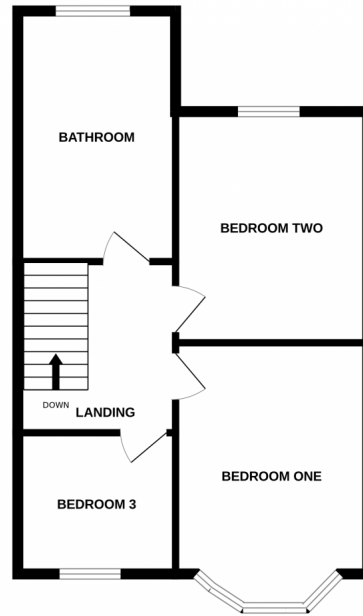
Bathroom 10' 2" x 6' 9" (3.10m x 2.06m)

Generously proportioned, fully tiled bathroom with white three piece suite comprising of walk-in shower tray with glass screen, hand basin and low flush WC. Centrally heated towel rail.

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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 operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		80
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	65	
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92+)	A		80
(81-91)	B		
(69-80)	C		
(55-68)	D	65	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not environmentally friendly - higher CO₂ emissions</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

Address: Rothwell, LS26

