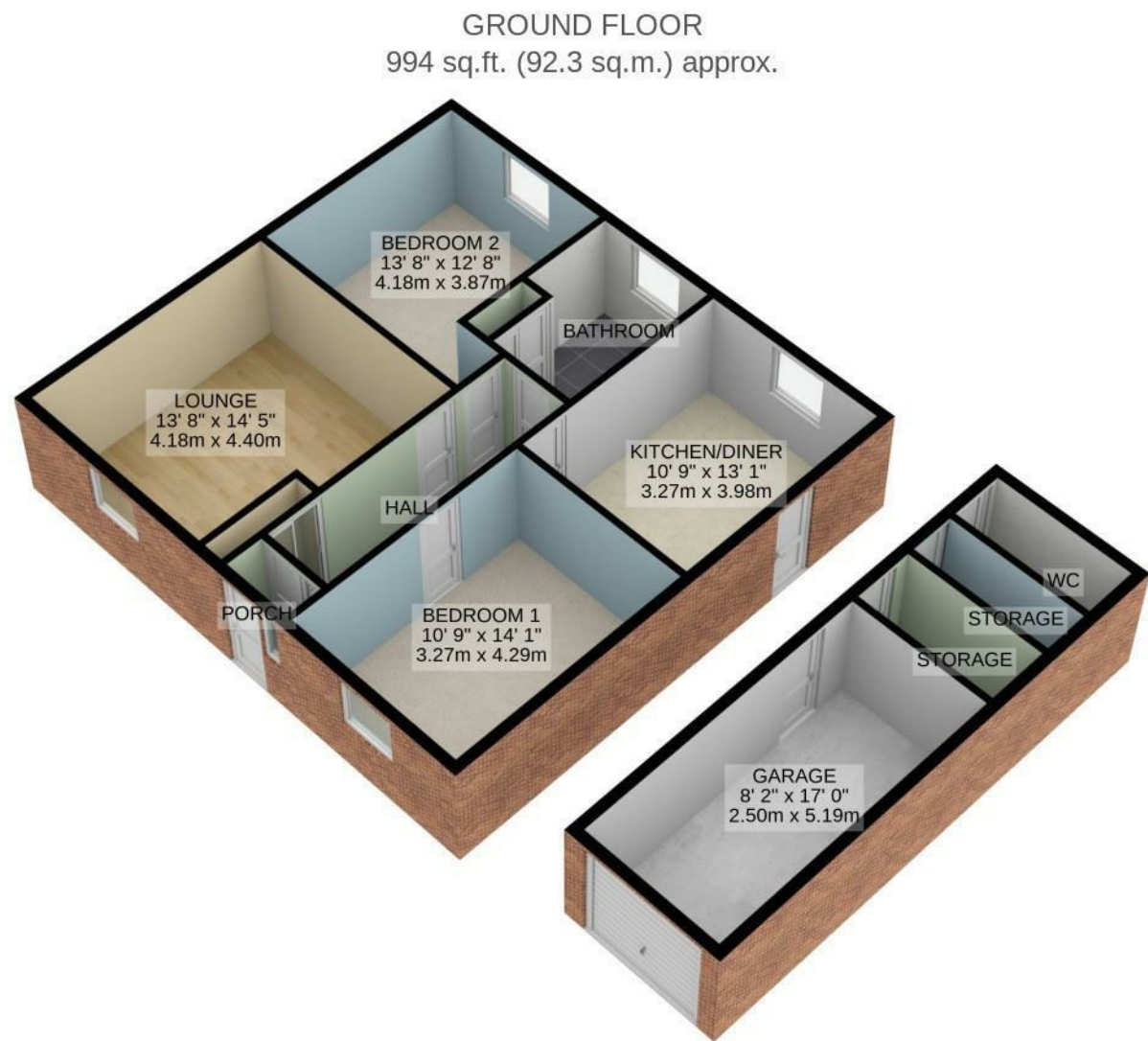


# Harrington Road, Rothwell NN14 6AR



TOTAL FLOOR AREA : 994 sq.ft. (92.3 sq.m.) approx.



## Harrington Road, Rothwell NN14 6AR

- Two double bedrooms
- NO CHAIN
- Much improved
- Well presented
- Separate W.C
- Cul-De-Sac

PRICE  
**£275,000**  
CHAIN FREE

We would like to point out that all measurements set out in these sales particulars are approximate and are for guidance only. We have not tested any apparatus, equipment, systems or services etc. And cannot confirm that they are in full or efficient working order or fit for their purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), gas fires or light fittings, or any other fixtures not expressly included form any part of the property being offered for sale. While we endeavor to make our sale details accurate and reliable, if there is any point which is of particular importance to you, please, contact us and we will be pleased to confirm the position for you. Wide angled lens may have been used on all photography.



23 High Street, Rothwell  
01536 418100  
info@simonac.co.uk  
simonac.co.uk



**\*\*IN PERSON AND VIDEO VIEWINGS AVAILABLE \*\*** Occupying a pleasant cul-de-sac position is this very well presented and much improved TWO double bedroom detached Bungalow with front and rear gardens, parking and garage. Gas central heated and double glazed. Porch, hallway, lounge/sitting room. Modern kitchen/breakfast room with integrated appliance, side hall to utility store and separate W.C. Two bedrooms and re-fitted bathroom with shower over. NO CHAIN.

## PORCH

Via opaque double glazed panelled doors, tiled floor and further door to Reception Hall

## RECEPTION HALL

Having wood bock style flooring, panelled doors to all rooms, cloaks cupboard, loft hatch and radiator

## LOUNGE/SITTING ROOM

14'0 x 12'2 (4.27m x 3.71m )

Having Upvc double glazed window to front and double panelled radiator under, feature fire surround, wall light points

## KITCHEN/BREAKFAST ROOM

13'0 x 10'9 (3.96m x 3.28m )

Offering a comprehensive range of modern high and base level cupboard units with drawer space and work tops having tiled surrounds, integrated fridge/freezer, electric oven, hob and hood, Upvc double glazed window to rear and door to Side Porch

## SIDE PORCH

Having doors to two good size storage cupboards, Garage and Wc

## WC

Comprising close coupled Wc and wash hand basin and opaque window to rear

## DOUBLE BEDROOM ONE

14'0 x 10'9 (4.27m x 3.28m )

Having Upvc double glazed window to front and radiator under

## DOUBLE BEDROOM TWO

42'7"0'0" x 32'9"32'9" (13'0 x 10'10 )

Having Upvc double glazed window to rear and radiator

## BATHROOM

Refitted three piece suite comprising close coupled Wc, pedestal wash hand basin and panelled bath with screen and shower over, tiled surrounds and opaque Upvc double glazed window to rear and heated towel rail/radiator

## OUTSIDE FRONT

Well kept gardens to front and rear with the front having shrub and flower beds, lawned areas and pathway leading to entrance door, driveway for several vehicles and in turn giving access to Garage

## GARAGE

Having up and over door with power and lighting connected

## OUTSIDE REAR

The rear garden is also lawned having shrub and flower borders, mature trees and enclosed via panelled fencing



call to view 01536 418100

