



Greening Road, NN14 6JA

- Extended THREE bedroom detached house
- Large rear garden
- Gas central heating and double glazing
- Offering excellent potential

PRICE
£225,000
 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.



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**** IN PERSON AND VIDEO VIEWINGS AVAILABLE **** Requiring updating yet offering excellent potential and priced to sell is this extended three bedroom detached property with larger than average Westerly aspect rear garden. Gas central heated (not tested) and double glazed. Entrance Hall, Lounge through to dining room, conservatory, kitchen/breakfast area and side porch. Landing to the bathroom and three bedrooms. Vacant possession/Chain Free

OUTER ARCHWAY PORCH

Having door to Entrance Hall

ENTRANCE HALL

Via opaque double glazed panelled door with matching side screen, staircase rising to first floor landing with shelved storage cupboard under which in turn has opaque double glazed window to side, single panelled radiator, double power point and glazed door to Dining/Lounge/Sitting Room (agent note there is the option for open plan or two separate recoin rooms).

LOUNGE/SITTING ROOM

23'3" x 11'1" max (7.10m x 3.38 max)

The lounge area having double glazed bay window to front and double panelled radiator under, exposed brick feature fire surround leading to Tv/stereo display plinth and gas fire, aforementioned sliding glazed doors to the Dining Area, the Dining Area offering further gas fire, double panelled radiator, doorway to Kitchen/Breakfast Room and sliding double glazed patio door to Conservatory

CONSERVATORY

8'0" x 7'9" (2.46m x 2.37m)

Predominately of double glazed construction having French style double glazed doors offering outlook and access to larger than average Westerly aspect rear garden

KITCHEN/BREAKFAST ROOM

17'4" max x 7'4" (5.3m max x 2.24m)

Having a range of high and base level cupboard units with drawer space and work tops having tiled surrounds, sink unit with mixer tap, appliance space with gas cooker point and plumbing for automatic washing machine, breakfast bar area, double glazed windows to both rear and side elevations and

double panelled radiator, opaque and glazed/timber door to Side Porch

SIDE PORCH

Predominately of brick and timber construction with doors to both front and rear of the property

LANDING

Having panelled doors to Three Bedrooms and Bathroom

BATHROOM

Comprising WC, wash hand basin and panelled bath with shower over, all having tiling to walls, opaque double glazed window to rear and single panelled radiator

BEDROOM ONE

10'11" x 11'6" max (3.35m x 3.53m max)

Having double glazed window to rear and single panelled radiator

BEDROOM TWO

9'10" min x 12'2" (3m min x 3.72m)

Into double glazed bay window to front, single panelled radiator

BEDROOM THREE

6'10" x 6'5" max (2.1m x 1.98m max)

Measurement incorporating airing cupboard, double glazed window to front and single panelled radiator

OUTSIDE FRONT

Hard standing to front leading to entrance door, side pathway and gate to larger than average rear garden

OUTSIDE REAR

Having an immediate paved patio stepping onto further garden areas with mature trees and shrubs

