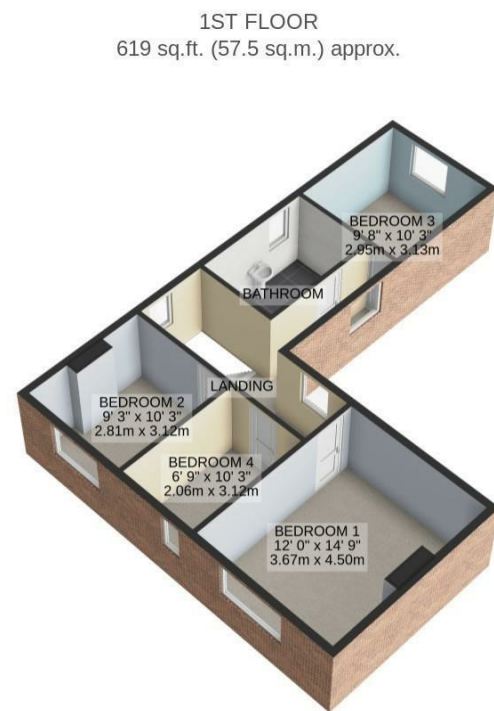


# Rushton Road, Rothwell NN14 6HQ



## Rushton Road, Rothwell NN14 6HQ

- Four good size bedrooms
- Off Road Parking
- Sought after location
- Many character features
- Larger than average Easterly aspect rear garden
- Approx. floor area 99 sq.m (1,065 sq.ft)

PRICE  
**£360,000**

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 \*\*** Impressive FOUR bedroom detached Family home with OFF ROAD ARKING and larger than average Eastley aspect garnde to rear. Well presented, gas central heated and double glazed, the property boasts many Character features which can be best appreciated by viewing. Reception Hall, Lounge/sitting room, separate dining room, extended Kitchen/breakfast room and cloakroom W.C. Landing to four good size bedrooms and Re-fitted Bathroom suite. Sought after location towards the outskirts of the town.

Approx. floor area 99 sq.m (1,065 sq.ft)

## RECEPTION HALL

Via leaded and stained/glazed door, double glazed window to the front, stairs rising to first floor landing, under stairs storage and solid wood flooring and doors to Cloakroom/Wc, Lounge/Sitting Room, Dining Rood and Kitchen/Breakfast Room

## CLOAKROOM/WC

Obscure double glazed window to the rear, Victoria Style low level WC and wash hand basin, door to storage cupboard and radiator

## LOUNGE/SITTING ROOM

14'9" x 12'0" (4.50m x 3.68m )  
Double glazed window to the front, wood burner set into a period fire place, exposed floor boards and double glazed French doors to East facing rear garden

## DINING ROOM

12'2" max x 10'2" (3.71m max x 3.12m )  
Also having double glazed window to the front, exposed floor boards and double panelled radiator

## KITCHEN/BREAKFAST ROOM

20'2" x 11' (6.15m x 3.35m )  
A fitted kitchen comprising a range of wall and base units, sink and drainer unit, solid effect work surface areas with tiled surrounds, plumbing for automatic washing machine and dishwasher and further space for tumble dryer, 5-ring 'Arger' style gas cooker, space for a double door fridge/freezer, stone tiled floor, double glazed French doors and double glazed windows to the side and rear leading to East facing rear garden

## LANDING

Having opaque window to side, panelled doors to Four Bedrooms and Bathroom, two windows to rear overlooking rear garden

## MASTER BEDROOM

13'1"/164'0" x 12'2" (4/50m x 3.71m )  
Double glazed window to the front and radiator

## DOUBLE BEDROOM TWO

10'4" x 9'3" (3.15m x 2.82m )  
Double glazed window to the front and radiator.

## DOUBLE BEDROOM THREE

10'2" max x 9'8" (3.12m max x 2.95m )  
Double glazed window to the rear and radiator

## BEDROOM FOUR

10'2" x 6'7" (3.12m x 2.01m )  
Double glazed window to the front and radiator

## BATHROOM

Refitted Three Piece suite comprising bath with shower over, low level WC and wash hand basin, obscure double glazed window to the side and marble style tiled flooring

## OUTSIDE FRONT & PARKING

Walled front court area providing Off Road Parking leading to entrance door and side pathway and gate to rear garden

## OUTSIDE REAR

Larger than average Easterly aspect rear garden mainly laid with lawn with shrub and flower borders and fully enclosed with hedging, patio area and further decking and seating area to the bottom of the garden and brick built storage/sheds



call to view 01536 418100

