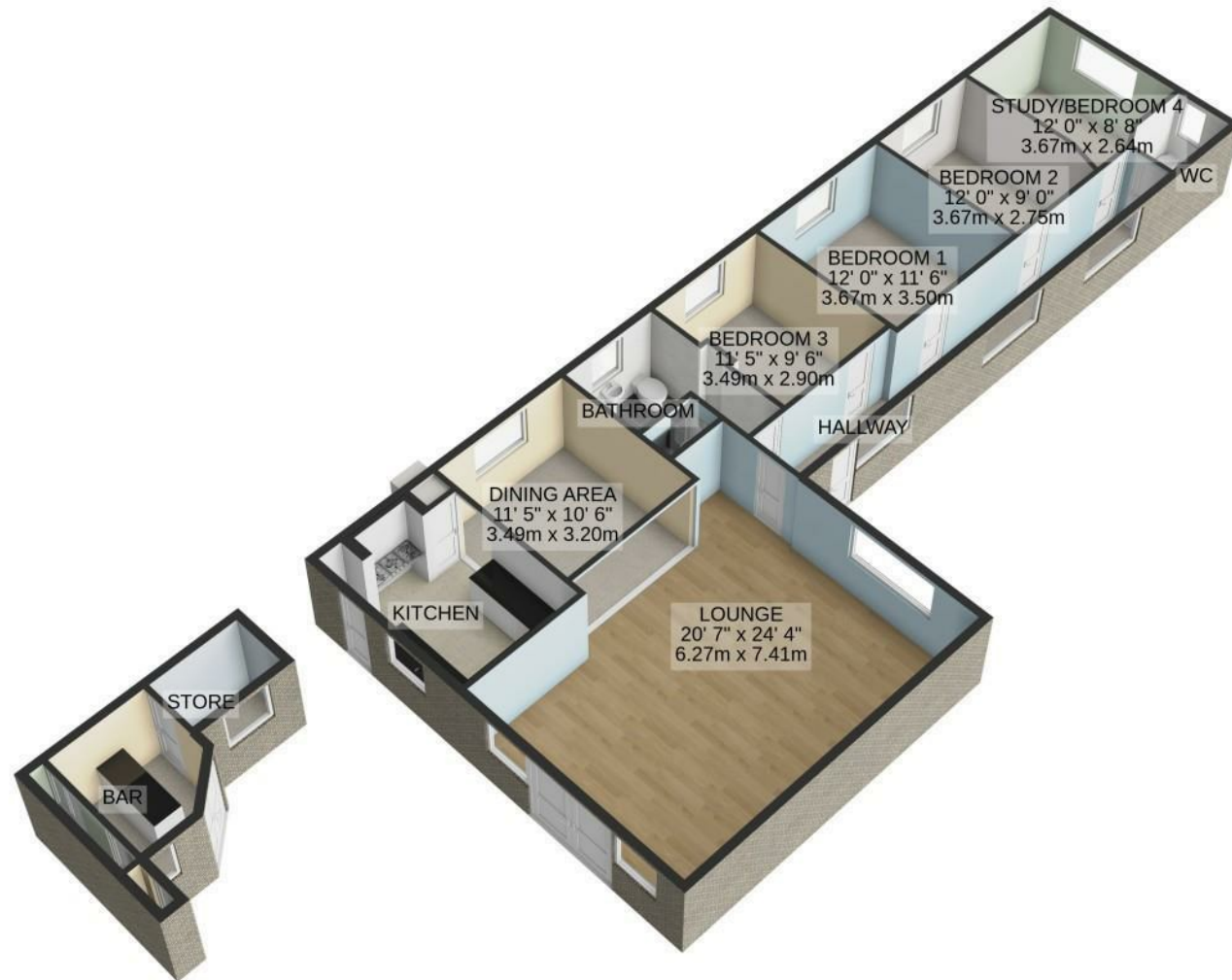


GROUND FLOOR
1482 sq.ft. (137.7 sq.m.) approx.



TOTAL FLOOR AREA : 1482 sq.ft. (137.7 sq.m.) approx.



Littlewood Street, Rothwell NN14 6DX

- FOUR BEDROOMS*
- Spacious and extremely well presented
- Off road parking and private low maintenance rear garden
- Viewing recommended

PRICE
£339,950

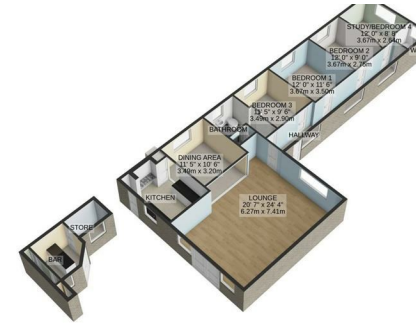
We would like to point out that all measurements set out in these sales particulars are approximate and are for guidance only. We have not tested any apparatus, equipment, systems or services etc. And cannot confirm that they are in full or efficient working order or fit for their purpose. No assumption 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
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Spacious and very well presented FOUR bedrooms (*including good size Home Office/work room) Detached Bungalow with off road parking and private low maintenance rear garden. Gas central heated and double glazed; Entrance Hall/hallway, large open plan Lounge/dining room, kitchen, cloakroom W.C/Utility, Three double bedrooms and re-fitted bathroom and shower room. Outside offers, block paved parking, an enclosed front court garden, south aspect decking and a paved rear garden to the storage sheds and Home Bar ! Viewing recommended



ENTRANCE HALL

Via timber panelled door into entrance hall having three uPVC double glazed windows to side. Attractive, reclaimed quarry tiled floor, double panelled radiator. Wood stripped doors leading to dining room, utility room, three (potentially 4) bedrooms and bathroom.

LOUNGE/SITTING ROOM

24'0" x 15'1" (7.32m x 4.62m)
Having a continuation of solid oak flooring, double panelled radiator. Brick built feature open fire-place having display mantle, surround and hearth. TV and telephone points. Sealed unit double glazed doors leading to rear garden, step to open plan Dining area;

DINING AREA

12'9" x 13'8" extending to 7'10" (3.89m x 4.17m extending to 2.39m)
A delightful raised dining room having solid oak flooring, feature brick wall, uPVC double glazed window to side, double panelled radiator, door to kitchen. Feature curved steps leading to lounge.

KITCHEN

12'2" x 9'10" (3.73m x 3m)
A 'Bespoke' refitted kitchen having a range of eye and base level cupboard units incorporating display cabinets, having solid wood work surfaces over and cup-board and drawer space below. Belfast sink, space for six plate electric range cooker having feature brick built surround. Plumbing for dishwasher, ceramic tiled flooring. Door to pantry housing combination boiler. UPVC double glazed window to rear. door to rear garden.

CLOAKROOM/WC/UTILITY

5'6" x 5'2" (1.68m x 1.60m)
Having uPVC double glazed window to front, Wc and wash hand basin, plumbing for automatic washing machine and further appliance space, ceramic tiled floor.

DOUBLE BEDROOM ONE

12'5" x 11'10" (3.81m x 3.63m)
Having wood floor, uPVC double glazed window to side, double panelled radiator.

DOUBLE BEDROOM TWO

11'3" x 9'1" (3.45m x 2.77m)
Having uPVC double glazed window to side, double panelled radiator. Wood laminate flooring.

DOUBLE BEDROOM THREE

12'4" x 8'11" (3.78m x 2.72m)
Having uPVC double glazed window to side, single panelled radiator. Wood laminate flooring.

BEDROOM FOUR (HOME OFFICE)

12'9" extending to 10'7" x 7'10" (3.89m extending to 3.25m x 2.39m)
Having uPVC double glazing window to front, wood laminate flooring, double panelled radiator, currently fitted with a comprehensive range of modern fitted storage units and worktops plus fitted oven.

BATHROOM

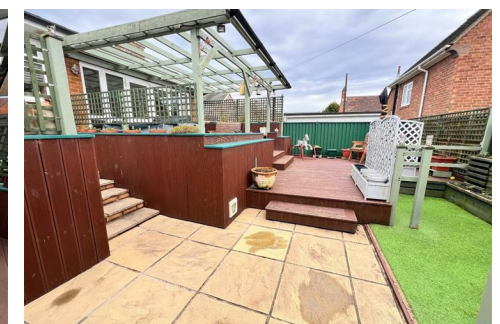
Attractive refitted four piece suite comprising panelled bath, fully tiled step in double shower cubicle, pedestal wash hand basin and WC, Ceramic tiled floor, double panelled radiator, Timber panelled walls to dado height and complimentary tiled splash backs. Obscure window to side elevation.

OUTSIDE FRONT

To the front of the property is a well proportioned block paved driveway surrounded by raised flower beds and providing off road parking for several vehicles.

OUTSIDE REAR

To the rear is a fully enclosed decking area stepping on to a patio area, enjoying Southerly Aspects, storage shed and bar



call to view 01536 418100

