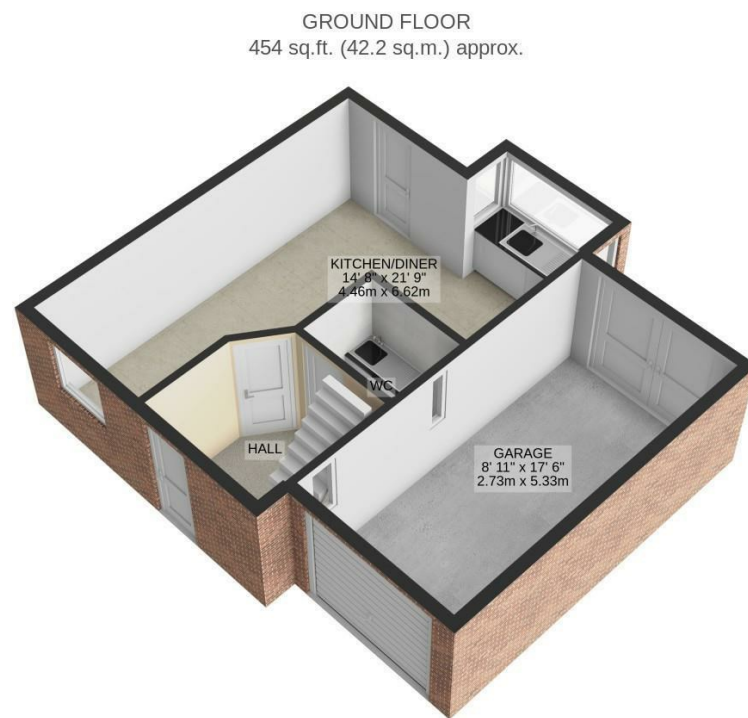


Buttercup Road, NN14 2JP



TOTAL FLOOR AREA: 1184 sq.ft. (110.0 sq.m.) approx.



Buttercup Road, NN14 2JP

- FOUR bedrooms
- NO CHAIN
- Garage
- Easterly aspect rear garden
- Cloakroom/W.C and Utility.
- En-suite to master

PRICE
£280,000
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 **** Offered with NO CHAIN is this good sized FOUR BEDROOM Semi-detached Family home with Garage/carport and low maintenance, Easterly aspect rear garden. Gas central heated (New boiler 2024) and double glazed. Reception Hall, cloakroom w.c/Utility and Dining room through Kitchen. First floor to Lounge/sitting room and two of the four bedrooms, with the Master having en-suite. Second floor to Two further double bedrooms and a Family Bathroom.

(Approx total floor area; 105 sq.mts (1,140 sq.ft))

ENTRANCE HALL

Via opaque double panelled door, single panelled radiator, solidi wood flooring, stair case raising to first floor landing having storage area under, panelled doors to Cloakroom/Wc/Utility Area and Kitchen/Dining Room

CLOAKROOM/WC

Having close coupled Wc, sink unit with worktops and base level cupboard and appliance space with plumbing for automatic washing machine

KITCHEN/DINING ROOM

14'7" x 21'8" (4.46m x 6.62m)

The kitchen area offering a range of high and base level cupboard units with drawer space and work tops having complimentary tiled surrounds, one and half bowl ceramic sink with mixer tap, Upvc double glazed bay style window looking out onto East aspect rear garden, double glazed door and further double glazed window to rear garden, part solid wood flooring and part tiled flooring

FIRST FLOOR LANDING

Having panelled double doors opening to Lounge/Sitting Room, Master Bedroom, Four Bedroom and airing cupboard, radiator, double power point and stair case raising to second floor landing

LOUNGE/SITTING ROOM

8'11" x 19'1" (2.73m x 5.82m)

Having double glazed window to front and Juliet balcony style double doors to rear over looking rear garden, two radiators and solid wood flooring

MASTER BEDROOM

8'7" x 10'3" (2.63m x 3.14m)

Having solid wood flooring, double glazed window to rear, built in double wardrobes providing clothes hanging and shelving space, radiator and panelled door to En - Suite

EN-SUITE

Continuation of solid wood flooring, close coupled Wc, pedestal wash hand basin with cupboards under and double shower crucible, opaque double glazed window to rear, heated towel rail/radiator, full tiling to walls

BEDROOM FOUR

8'7" x 6'8" (2.63m x 2.04m)

Having double glazed window to front and radiator

SECOND FLOOR LANDING

Having built in boiler (2024) cupboard and panelled doors to Family Bathroom and Double Bedrooms Two and Three, Sky light window to front

DOUBLE BEDROOM TWO

8'11" x 14'0" (2.73m x 4.27)

Having dormer style double glazed window to front, built in double wardrobes providing clothes hanging and shelving space, radiator

DOUBLE BEDROOM THREE

8'7" x 14'0" (2.63m x 4.27m)

Having dormer style double glazed window to front, built in double wardrobes providing clothes hanging and shelving space, radiator

FAMILY BATHROOM

Comprising close coupled Wc, pedestal wash hand basin and panelled bath with mixer tap incorporating shower fitment, full tiling to walls, opaque double glazed window and radiator

OUTSIDE FRONT

To the front there is flagstone path to entrance door and access to Garage

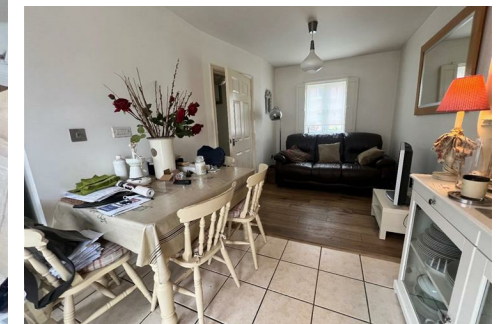
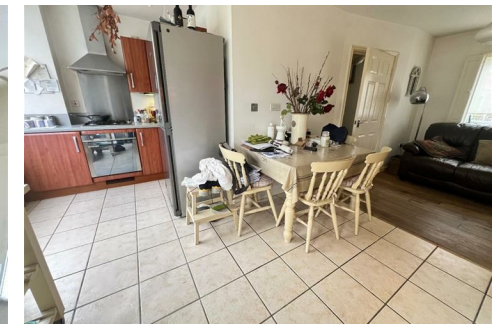
OUTSIDE REAR

Easterly aspect rear garden that is mostly grassed and boarded by mature trees, shed and rear garden to garage

GARAGE

16' x 8' (4.88m x 2.44m)

With remote control up and over door, power and light connected and double timber doors to rear



call to view 01536 418100

