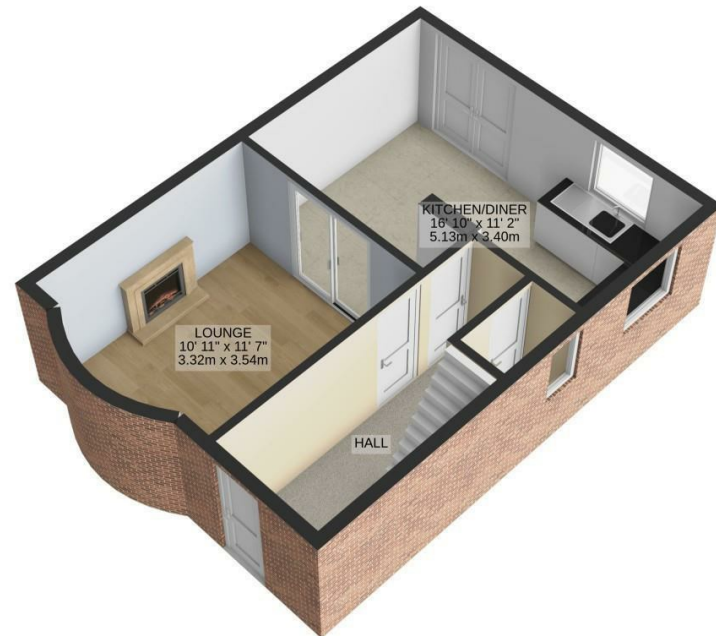
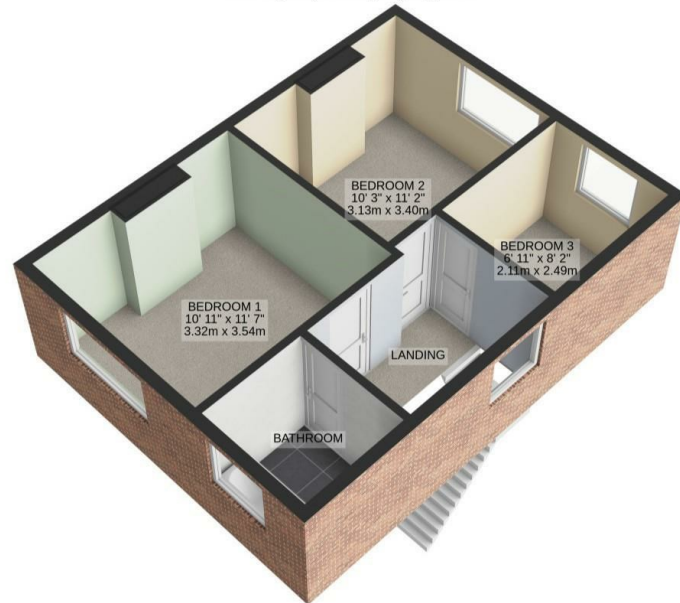


Greening Road, Rothwell NN14 6JA

GROUND FLOOR
385 sq.ft. (35.8 sq.m.) approx.



1ST FLOOR
387 sq.ft. (35.9 sq.m.) approx.



TOTAL FLOOR AREA : 771 sq.ft. (71.7 sq.m.) approx.



Greening Road, Rothwell NN14 6JA

- Three bedrooms
- NO CHAIN
- A very well presented Family home
- Double parking
- Well maintained larger than average Westerly aspect rear garden
- Re-fitted stylish Kitchen

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.



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**** IN PERSON AND VIDEO VIEWINGS AVAILABLE **** Well presented THREE bedroom bay fronted detached Family home with double Off Road Parking and larger than average Westerly aspect landscaped rear garden. Gas central heated and double glazed; Reception hall, Lounge/sitting room with double door to Dining area through to stylish re-fitted kitchen with integrated oven, hob, microwave and dishwasher. Landing to three bedrooms and Bathroom with shower over. Outside offers side-by-side parking and a pleasant and well-maintained rear with a large patio area and outbuilding storage. NO CHAIN

RECEPTION HALL

Via composite and double glazed panelled door, laminated wood block style flooring, stair case raising to first floor landing, good storage space under, additional walk in cupboard with window to side and offering additional appliance space with plumbing for automatic washing machine, doors to Kitchen/Dining Room and Lounge/Siting Room

LOUNGE/SITTING ROOM

10'10" x 11'7" (3.32m x 3.54m)
Having double glazed bay window to front, feature fire surround housing living flame coal effect gas fire, radiator and sliding double doors offering access to Dining room, giving a through lounge/dining room option

DINING ROOM

16'9" x 11'1" joint measurement with kitchen (5.13m x 3.40m joint measurement with kitchen)
Having French style Upvc double glazed doors offering outlook and access to Westerly aspect rear garden, laminated wood block style flooring and radiator, open plan to Kitchen

KITCHEN

16'9" x 11'1" joint measurement with kitchen (5.13m x 3.40m joint measurement with kitchen)
Having a comprehensive range of stylish refitted high gloss, high and base level cupboard units with work tops, inset sink and integrated dishwasher as well as oven and microwave and extractor, Upvc double glazed window to rear and spot lights

LANDING

Having panelled doors to Three Bedrooms and Bathroom

BEDROOM ONE

10'10" x 11'7" (3.32m x 3.54m)
Having double glazed window to front and radiator

BEDROOM TWO

10'3" x 11'1" (3.13m x 3.40m)
Having double glazed window to rear and single panelled radiator under

BEDROOM THREE

6'11" x 8'2" (2.11m x 2.49m)
Having double glazed window to rear and single panelled radiator

BATHROOM

Having opaque double glazed window to front, panelled bath with shower and screen over, Wc and wash hand basin, radiator

OUTSIDE FRONT

The property offers off road parking for two and side pathway leading to rear garden via gate

OUTSIDE REAR

The rear garden is an additional feature to the property being larger than average having an immediate paved patio stepping onto pathway leading through shaped lawns edged with well stocked shrub and flower borders, large timber shed located to the bottom of the garden and adjoining the house there is also two brick built outbuildings



call to view 01536 418100

