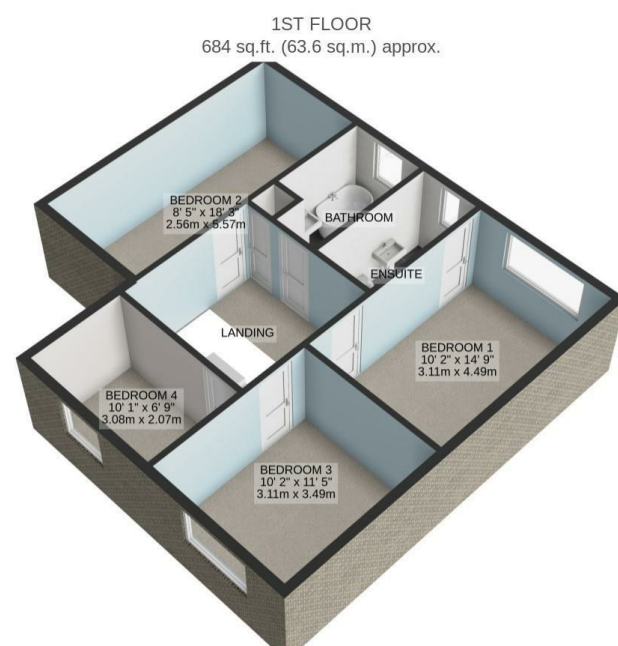
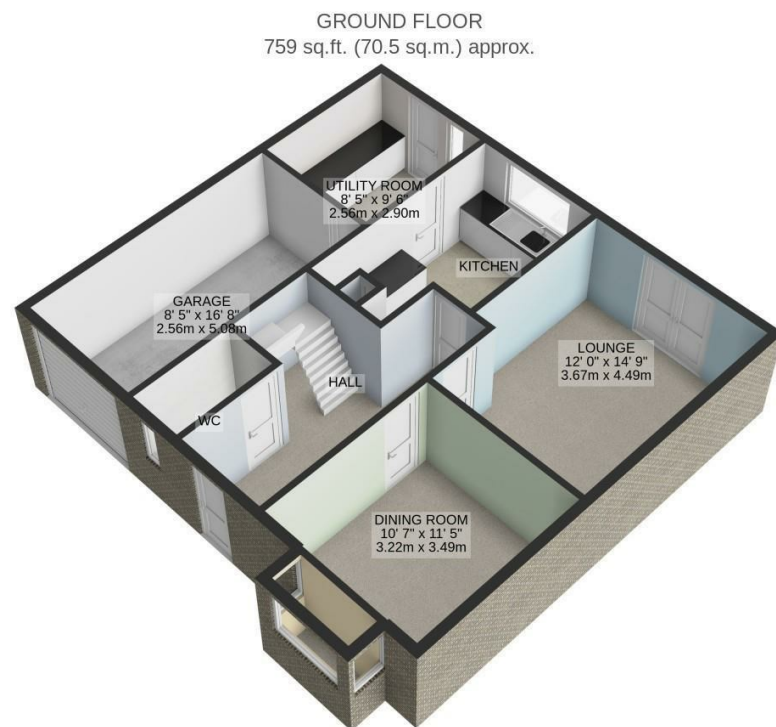


Browning Avenue, NN16 8NP



TOTAL FLOOR AREA : 1443 sq.ft. (134.1 sq.m.) approx.



Browning Avenue, NN16 8NP

- Four good size bedrooms
- No upward chain
- Desirable Cul-De-Sac location
- Requires updating yet excellent potential
- Cloakroom W.C & En-suite to Master
- Gas central heated and double glazed
- Westerly aspect rear garden

PRICE
£355,000
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 VIEWINGS AND VIDEO VIEW AVAILABLE **** This spacious FOUR bedroom detached family home is being offered with NO ONWARD CHAIN. Situated in a desirable Cul-De-Sac, the property features parking, a garage, and a westerly aspect rear garden. Although it requires a full update, the house presents great potential, equipped with gas central heating and double glazing. Reception Hall, cloakroom W.C, Lounge/sitting room, sperate dining room and Kitchen. Landing to Family Bathroom and Four size good bedrooms with ensuite to Master bedroom.

Approx floor area 132 sq.m (1,420 sq.m)

RECEPTION HALL

Via woodgrain style Upvc double glazed and leaded panelled door with matching side screen, stair case raising to Gallery Landing with understairs alcove, single panelled radiator, power point and ceiling coving and doors to Cloakroom/Wc, Dining Room, Sitting Room and Kitchen

CLOAKROOM/WC

Comprising close coupled Wc and wash hand basin, opaque double glazed window to front and single panelled radiator

LOUNGE/SITTING ROOM

Having double glazed, double doors opening onto Westerly aspect rear garden, fire place with marble hearth and inset, wall light points, ceiling coving and laminated wood block style flooring

DINING ROOM

Having Upvc double glazed boxed bay window to front with display mantel and double panelled radiator under

KITCHEN

Offering a range of original high and base level cupboard units with drawer space and work tops with tiled surrounds, single drainer sink unit with mixer tap, appliance space to include plumbing for automatic washing machine, dishwasher and electric cooker point, space for tall fridge/freezer, double glazed window to rear, tiled floor and door to separate Utility Room

UTILITY ROOM

Having Upvc double glazed door and window to rear garden, further base level cupboards, appliance space and shelving, internal door to Garage

GALLERY LANDING

Having doors to Four Bedrooms and refitted family Bathroom, built in airing cupboard housing hot water cylinder with shelving over, loft space and power point

MASTER BEDROOM

Having double glazed window over looking rear garden, single panelled radiator, ceiling coving and door to En-Suite

EN-SUITE

comprising wash hand basin, Wc and corner panelled bath with mixer tap with shower fitment and further shower over, all having tiled surrounds, opaque double glazed window to rear, single panelled radiator and tiled floor

DOUBLE BEDROOM TWO

Having double glazed window to front and single panelled radiator and laminated wood block style flooring

DOUBLE BEDROOM THREE

Having sky light window to front and single panelled radiator, laminated wood block style flooring

BEDROOM FOUR

Having double glazed window to front, single panelled radiator and laminated wood block style flooring

FAMILY BATHROOM

Three piece suite comprising of claw foot bath with mixer tap incorporating shower fitment, pedestal wash hand basin and close coupled Wc, all having tiled surrounds, opaque double glazed window to rear and heated towel rail/radiator

OUTSIDE FRONT

To the front there is a lawn garden with tree, gravel parking which in turn gives access to Garage

GARAGE

16' x 8' (4.88m x 2.44m)
Having up and over door, power and lighting connected and internal door to/front Utility Room

OUTSIDE REAR

The rear garden is Westerly space being an additional feature to the property, having immediate paved patio area stepping onto larger lawned garden with shrub borders and timber shed



call to view 01536 418100

