



Slade Valley Avenue, NN14 6HR

- Three Double Bedrooms
- Parking & Garage
- Enclosed Rear Garden
- Refitted Kitchen and Bathroom
- No Chain

PRICE
£260,000
OFFERS IN
EXCESS OF

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 VIEWING AND VIDEO VIEW AVAILABLE ****Offered to the market with NO CHAIN is this well presented three bedroom semi detached family home. The property has recently been further updated by it's current owners to include redecoration, some new floor coverings and a re-laid rear patio. Other benefits include refitted kitchen and bathroom suites, off road parking and a single garage. The overall floor plan is entrance porch, Lounge and Kitchen/Dining room. To the first floor are three double bedrooms, bathroom and separate WC. Outside is the aforementioned off road parking and garage plus and open plan front garden and tiered enclosed rear garden. Viewing is strongly recommended.

ENTRANCE PORCH

via wood grain Upvc double glazed panelled door, with obscured double glazed size screen and exposed brick wall, timber panelled door into Lounge/Sitting Room

LOUNGE/SITTING ROOM

15'1" x 10'5" (4.6m x 3.2m)
Having wood grain Upvc double glazed window to front, double panelled radiator, further single panelled radiator, ceiling coving, feature fireplace with display mantel and hearth housing living flame coal effect gas fire, doorway with stairs to first floor landing and further door to Kitchen/Dining Room

KITCHEN/DINING ROOM

18'0" x 7'6" (5.5m x 2.3m)
Having refitted high and base level cupboard units, drawer space and work tops, built in four ring electric hob and electric oven and extractor fan above, one and half bowl stainless steel sink unit with mixer tap, appliance space to include plumbing for automatic washing machine, high gloss tiled floor, double panelled radiator, dado rails and ceiling coving, wood grain Upvc double glazed French style double doors and window offering outlook access to patio and rear garden

LANDING

Half landing having wood grain Upvc double glazed window to side leading to landing having loft hatch, panelled doors to Three Double Bedrooms, Bathroom and separate Wc

DOUBLE BEDROOM ONE

15'1" x 8'6" (4.6m x 2.6m)
Having wood grain Upvc double glazed window to front, single panelled radiator, ceiling coving

DOUBLE BEDROOM TWO

9'2" x 8'10" (2.8m x 2.7m)
Having wood grain Upvc double glazed window to front, single panelled radiator

DOUBLE BEDROOM THREE

Having wood grain Upvc double glazed window rear, single panelled radiator

BATHROOM

Having refitted two piece suite comprising pedestal wash hand basin and panelled bath with screen, shower curtain and shower over, wall mounted heated towel rail/radiator, full height ceramic to all walls, obscured double glazed window to rear, ceiling coving and pendant light pull cord, airing cupboard housing wall mounted boiler and shelving

SEPARATE WC

Having refitted Wc, aqua boards to walls, opaque double glazed window to rear

OUTSIDE FRONT

The front is open plan lawn area with gravel borders, concrete driveway providing off road parking leading to Garage, side access to rear garden

GARAGE

Having up and over door

OUTSIDE REAR

The rear garden has a generous recently laid patio with low level retaining wall and wrought iron railings and gate leading to lawn area with well stocked shrub and flower borders leading up via ramp to decking seating area having two timber sheds, the rear garden is enclosed by timber panelled fencing offering a good deal of privacy

