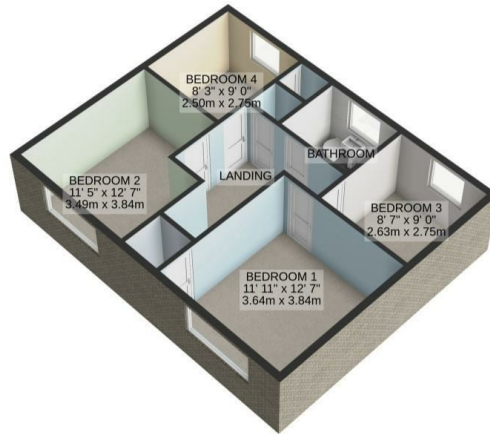


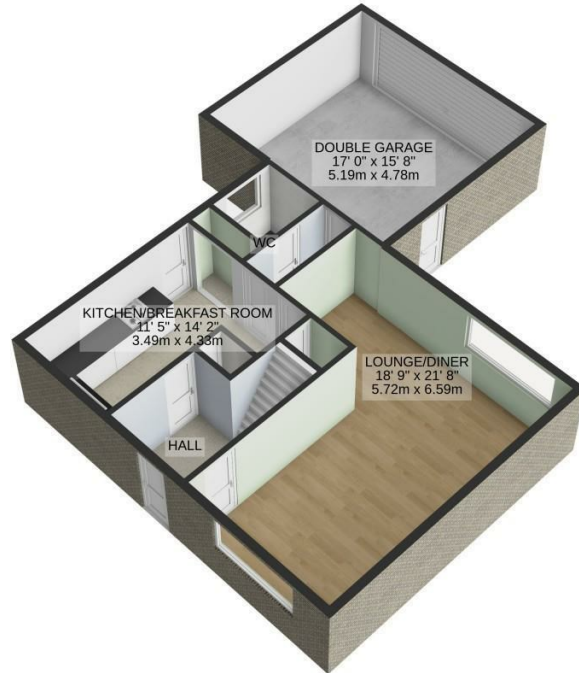
# Moorfield Road, Rothwell NN14 6AT

1ST FLOOR  
584 sq.ft. (54.2 sq.m.) approx.



TOTAL FLOOR AREA : 1428 sq.ft. (132.7 sq.m.) approx.

GROUND FLOOR  
844 sq.ft. (78.4 sq.m.) approx.



## Moorfield Road, Rothwell NN14 6AT

- Four Good size bedrooms
- Ample Parking and DOUBLE GARAGE
- Offered with NO chain
- Sought-after location
- Cloakroom W.C./Utility room

PRICE  
**£330,000**  
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 \*\*** WITH DOUBLE GARAGE and offered with NO CHAIN is this good size FOUR Bedroom detached Family home within popular and sought-after area. Gas central heated and double glazed. Entrance Hall, front to back Lounge/dining room, Re-fitted Kitchen, Utility/cloakroom W.C and rear lobby with door to garage. Landing to FOUR bedrooms and updated bathroom suite with shower over. Corner position with Parking and Double garage with electric up and over door accessed from the rear (Cogan Crescent).



## ENTRANCE HALL

Via Upvc double glazed panelled door with opaque double glazed side screen, stair case raising to first floor landing, power point and doors to Lounge/Dining Room and newly fitted Kitchen

## LOUNGE/DINING ROOM

22'4" x 11'11" widening to 18'5" (6.82m x 3.64m widening to 5.63m)  
Spacious room with double glazed window to both front and rear having double panelled radiators under, fire surround, door to newly fitted Kitchen

## KITCHEN

14'1" x 8'4" widening to 11'4" (4.31m x 2.56m widening to 3.46m)  
Offering a range of re-fitted soft close high and base level cupboard units with drawer space and work surface areas and matching tiled surrounds, single drainer sink unit with mixer tap, cooker point, double panelled radiator, double glazed window to front, opaque double glazed door to side, shelved pantry cupboard and understairs storage, further door to Inner Lobby

## INNER LOBBY

Having Further doors to Utility/Cloakroom/Wc and Double Garage

## UTILITY/CLOAKROOM/WC

Comprising wash hand basin and Wc and plumbing for automatic washing machine, opaque double glazed window to side and single panelled radiator

## LANDING

Having doors to good size Four Bedrooms, modern Bathroom and airing cupboard housing hot water tank and cylinder, loft hatch

## DOUBLE BEDROOM ONE

12'0" x 13'3" (3.67m x 4.04m)  
Having double glazed window to front and radiator under, over stairs cupboard

## DOUBLE BEDROOM TWO

13'1" x 11'5" (4m x 3.49m)  
Having double glazed window to front and radiator

## DOUBLE BEDROOM THREE

8'9" x 8'9" (2.68m x 2.68m)  
Having double glazed window to rear and radiator

## DOUBLE BEDROOM FOUR

8'6" x 8'9" (2.6m x 2.67m)  
Having double glazed window to rear and radiator, shelved cupboard

## BATHROOM

Modern suite comprising Wc, pedestal wash hand basin and panelled bath with shower over and tiled surrounds, opaque double glazed window to rear and radiator

## OUTSIDE FRONT

The property enjoys a corner plot position being open plan with central path to front leading round to side door giving access to kitchen,

## OUTSIDE REAR

The rear garden enjoys a East East/Northerly aspect being mostly grassed and further private garden area to side

## PARKING & DOUBLE GARAGE

Hard standing for several vehicles giving access to Double Garage having electric roll up and over door, internal door to/from Inner Lobby



call to view 01536 418100

