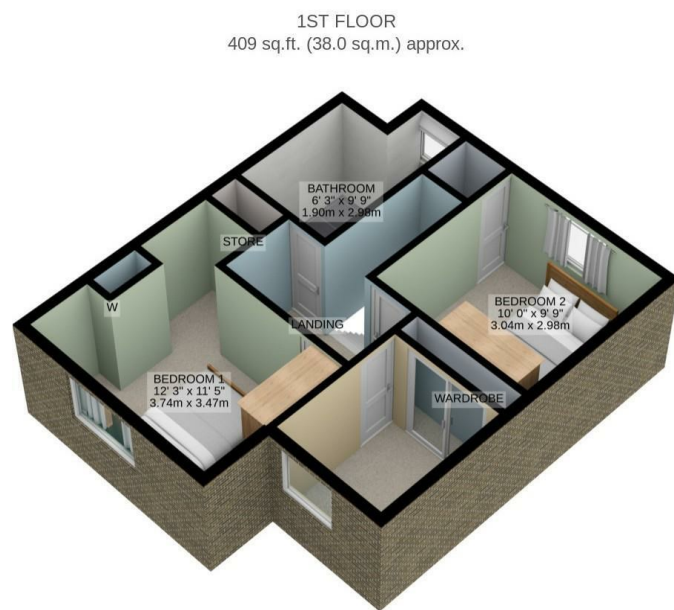


# Beverley Close, Rothwell NN14 6EN



TOTAL FLOOR AREA : 856 sq.ft. (79.5 sq.m.) approx.



## Beverley Close, Rothwell NN14 6EN

- Three bedrooms
- Sought after location
- Cul-De-Sac position
- Very well presented
- Good size side and Rear Garden
- Modern Kitchen and Bathroom
- Conservatory

PRICE  
**£239,950**  
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.



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**\*\* IN PERSON VIEWINGS AND VIDEO VIEW AVAILABLE \*\*** Very well presented and extended THREE BEDROOM semi-detached Family home with parking, garage and larger than average garden to side and rear. Entrance hall, generous lounge/sitting room, re-fitted kitchen and a double glazed conservatory overlooking the garden. Landing to three bedrooms and a re-fitted Bathroom . Outside a private block paved style driveway offers parking for two cars leading to single garage. Viewing rerecommended.

## ENTRANCE HALL

Via double glazed panelled door and double glazed windows to side, single panelled radiator laminated wood block style flooring and glazed door to Lounge/Dining Room

## LOUNGE/DINING ROOM

19'0" x 13" max in the lounge area narrowing to (5.79m x 3.96m max in the lounge area narrowing to)  
Continuation of laminated wood block style flooring, having double glazed window to front, double panelled radiator, further radiator and sliding double glazed doors to Conservatory, doorway to kitchen and stair case raising to first floor landing

## KITCHEN

8'1" x 9'4" (2.48m x 2.86m )  
Offering a range of refitted soft close, high and base level cupboard units with drawer space and work tops, single drainer sink unit, double glazed window to rear, built in four ring hob with concealed extractor, oven and grill, further appliance space with plumbing for automatic washing machine and tall fridge/freezer, continuation of laminated wood block style flooring

## CONSERVATORY

12'6" x 19'8" (3.82m x 6m )  
Double glazed construction offering outlook and access to larger than average rear garden, continuation of laminated wood block style flooring

## LANDING

Having doors to Three Bedrooms and Shower Room, Loft hatch and radiator

## BEDROOM ONE

11'0" min x 8'10" min (3.37m min x 2.70m min )  
Dormer room with double glazed window to front, single panelled radiator, eaves storage

## BEDROOM TWO

9'8" x 7'11" plus door recess (2.96m x 2.42m plus door recess)  
Dormer room with double glazed window to rear, single panelled radiator

## BEDROOM THREE

9'2" max x 8'4" (2.8m max x 2.55m )  
Double glazed window to front, single panelled radiator

## BATHROOM

Refitted suite comprising vanity wash hand basin with cupboards under, WC and panelled bath with shower and screen over, heated towel rail and opaque double glazed window to rear, ceiling spot lights

## OUTSIDE FRONT

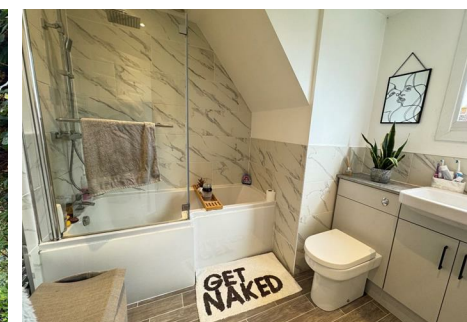
The property enjoys smart paved parking to front giving access to Garage, side gate to side and rear gardens

## GARAGE

With up and over door, power and light connected

## OUTSIDE REAR & SIDE GARDEN

Good size rear garden is mainly grassed, edge with a variety of mature shrubs



call to view 01536 418100

