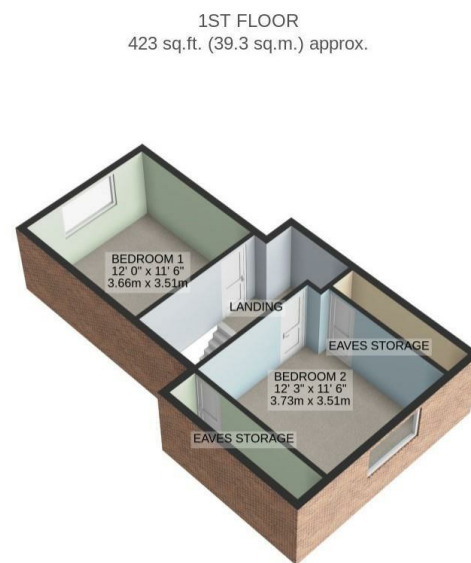
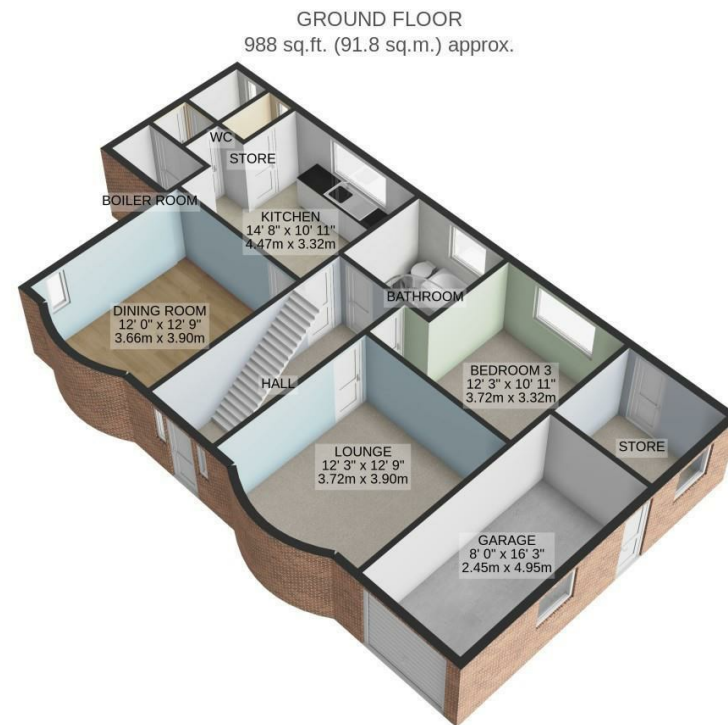


The Avenue, Rothwell NN14 6EY



TOTAL FLOOR AREA : 1411 sq.ft. (131.1 sq.m.) approx.



The Avenue, Rothwell NN14 6EY

- THREE (Potentially 4) DOUBLE BEDROOMS
- Near to Town centre
- Parking for Two Vehicles & Garage with workshop/store
- Private Westerly facing rear garden
- Gas central heated & Double glazed
- Re-fitted Bath & Shower room

PRICE
£310,000

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 * Good size THREE (potentially 4) DOUBLE BEDROOM detached Family home with parking for two vehicles, garage and private Westerly facing rear garden. Gas central heated and double glazed; Reception Hall, Lounge sitting room, separate dining room (potential 4th bedroom), kitchen, side lobby and cloakroom W.C. Master bedroom and Modern re-fitted Bath & Shower room. Landing to two further bedrooms. Front and rear gardens. Ideally located within walking distance to the town centre. Viewing Recommended.

RECEPTION HALL

Via leaded opaque double glazed panelled door with matching side screen, laminated wood block style flooring, double panelled radiator and open tread staircase raising to first floor landing having useful alcove under, doors to Lounge/Sitting Room, Kitchen, Double Bedroom and refitted Bath/Shower Room

LOUNGE/SITTING ROOM

13'11" into bay x 11'11" (4.25m into bay x 3.64m)
Having double glazed bay window to front, single panelled radiator and coal effect gas fire with surround, further radiator and ceiling coving

DINING ROOM

13'11" into bay x 11'11" (4.25m into bay x 3.64)
Having double glazed bay window to front, laminated wood block style flooring and double panelled radiator and further single panelled radiator and ceiling coving

KITCHEN

11'10" min plus walk in shelved pantry cupboard (3.62m min plus walk in shelved pantry cupboard)
Having a range of high and base level cupboard units with drawer space, work tops having tiled surrounds, single drainer sink unit with mixer tap, built in oven, hob and appliance space to include plumbing for automatic washing machine, area for tall fridge/freezer, single panelled radiator, laminated wood block style flooring, double glazed window to Westerly aspect rear garden, ceiling coving and doors to pantry, Side Hall and Dining Room

SIDE HALL

Having opaque double glazed door giving access to side pathway which in turn gives access to rear garden, Wc and boiler cupboard housing Worcester boiler, opaque double glazed window to side

WC

Comprising Wc and opaque double glazed window to rear

DOUBLE BEDROOM ONE

11'11" x 10'10" (3.64m x 3.32m)
Having double glazed window to rear and single panelled radiator, ceiling coving

BATH/SHOWER ROOM

Comprising refitted Wc, panelled bath, separate shower cubicle and inset vanity wash hand basin all having tiled surrounds, laminated wood block style flooring, opaque double glazed window to rear

LANDING

Gallery style landing with doors to Two Further Double Bedrooms

DOUBLE BEDROOM TWO

11'11" x 12'0" (3.64m x 3.66m)
Having double glazed window to side and single panelled radiator

DOUBLE BEDROOM THREE

11'11" x 11'11" (3.64m x 3.64m)
Having sealed unit double glazed window to side and double panelled radiator, eaves storage space and loft hatch

OUTSIDE FRONT

The property sits back from the road behind a low maintenance gravel front garden area with pathway and steps leading to entrance door and side gate which in turn gives access to paved side patio area and main Westerly aspect private rear garden, plus access to parking for one vehicle leading to Garage

GARAGE AND PARKING

Having up and over door and additional workshop area within and hard standing with parking for two vehicles to front

OUTSIDE REAR

The rear garden is a particular feature to the property enjoying a Westerly private aspect, shaped lawns boarded with well stock shrub and flower borders, timber sheds/Summer House and storage



call to view 01536 418100

