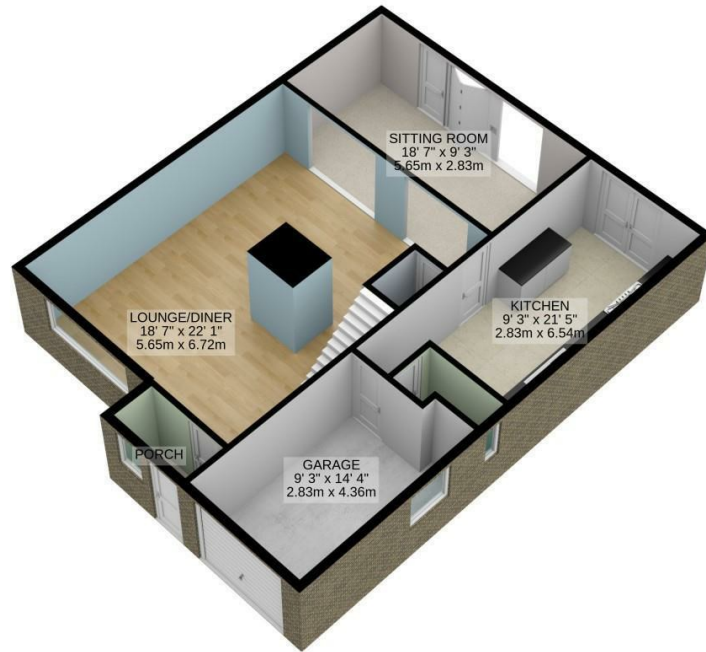
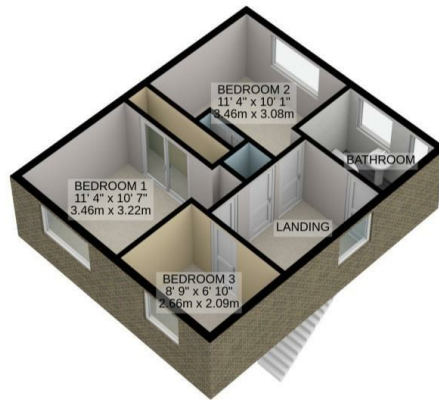


Prince Rupert Avenue, NN14 2PH

GROUND FLOOR
914 sq.ft. (84.9 sq.m.) approx.



1ST FLOOR
409 sq.ft. (38.0 sq.m.) approx.



TOTAL FLOOR AREA : 1323 sq.ft. (122.9 sq.m.) approx.



Prince Rupert Avenue, NN14 2PH

- Three bedrooms
- Contemporary and stylish throughout
- Private aspect landscape garden
- Block paved parking
- Parking & Garage

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.



23 High Street, Rothwell
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****IN PERSON AND VIDEO VIEWINGS AVAILABLE **** Much extended and stylish three bedroom detached home with block paved parking, Garage and private aspect enclosed landscaped garden to rear with large shed. Gas central heated and double glazed. Entrance hall, large open plan ground follow reception area extending over 10m with bi-fold door to gardens. Extended Kitchen/breakfast room, cloakroom W.C and Utility. Landing to bathroom suite and three good bedrooms. Must be seen

RECEPTION HALL

Via contemporary style double glazed panelled door having opaque double glazed side screen into hallway and further door to open plan extended Sitting Room, Dining Room and further Family Area

LOUNGE/SITTING ROOM THROUGH TO FAMILY AREA

33'3" x 18'1" (10.14m x 5.53m)

Modern stylish contemporary design enjoying open plan living with Upvc double glazed window to front, stair case raising to first floor landing having storage cupboard under, open plan walk through to Dining Area and extended Family Room, feature fire surround, stylish vertical radiators, ceiling spot lights throughout, sky light windows and four door bifold opening onto enclosed private landscaped garden, door to Kitchen

KITCHEN

18'6" x 8'3" (5.64m x 2.53m)

Offering an extensive range of modern high gloss white high and base level cupboard units with drawers space and work tops having complimentary tiled surrounds, glazed display cupboards, single drainer sink unit with mixer tap, breakfast/dining area, slate flooring and further bifold double doors to rear garden, sky light and spot lights, vertical radiator, panelled doors to Cloakroom/Wc and Utility/Store

CLOAKROOM/WC

Having continuation of slate flooring, close coupled Wc and pedestal wash hand basin, opaque double glazed window to side, ceiling spot lights and radiator

LANDING

Having panelled doors to Three Bedrooms, Bathroom and linen cupboard housing boiler, loft hatch and double glazed window to side, ceiling spot lights plus power point

BEDROOM ONE

10'0" x 12'5" plus door recess (3.05m x 3.80m plus door recess)

Having Upvc double glazed window to front, single panelled radiator and

triple mirror fronted full height built in wardrobes providing extensive clothes hanging and shelving space

BEDROOM TWO

9'4" x 8'6" min plus doorway (2.87m x 2.60m min plus doorway)

Having Upvc double glazed window to rear, single panelled radiator and fitted large double wardrobes providing clothes hanging and shelving space

BEDROOM THREE

7'2" x 8'4" (2.19m x 2.55m)

Having Upvc double glazed window to front, single panelled radiator and over stairs fitted single bed unit

BATHROOM

comprising Wc, wash hand basin and panelled bath with shower over and full tiling to walls and floor, two opaque double glazed windows to rear and single panelled radiator

FORMER GARAGE NOW UTILITY/STORE

13'5" x 9'7" (4.1m x 2.94m)

Having up and over door, power and lighting connected, double glazed window to side, plumbing for automatic washing machine, internal door to/from Kitchen

OUTSIDE FRONT

To the front there is block paved parking for several vehicles and side gate with flagstone pathway leading to Outside Rear, raised beds and steps to entrance door

OUTSIDE REAR

the rear garden is private and landscaped with large patio, timber shed, extensive outside lighting and power points, Gazebo and panelled fencing



call to view 01536 418100

