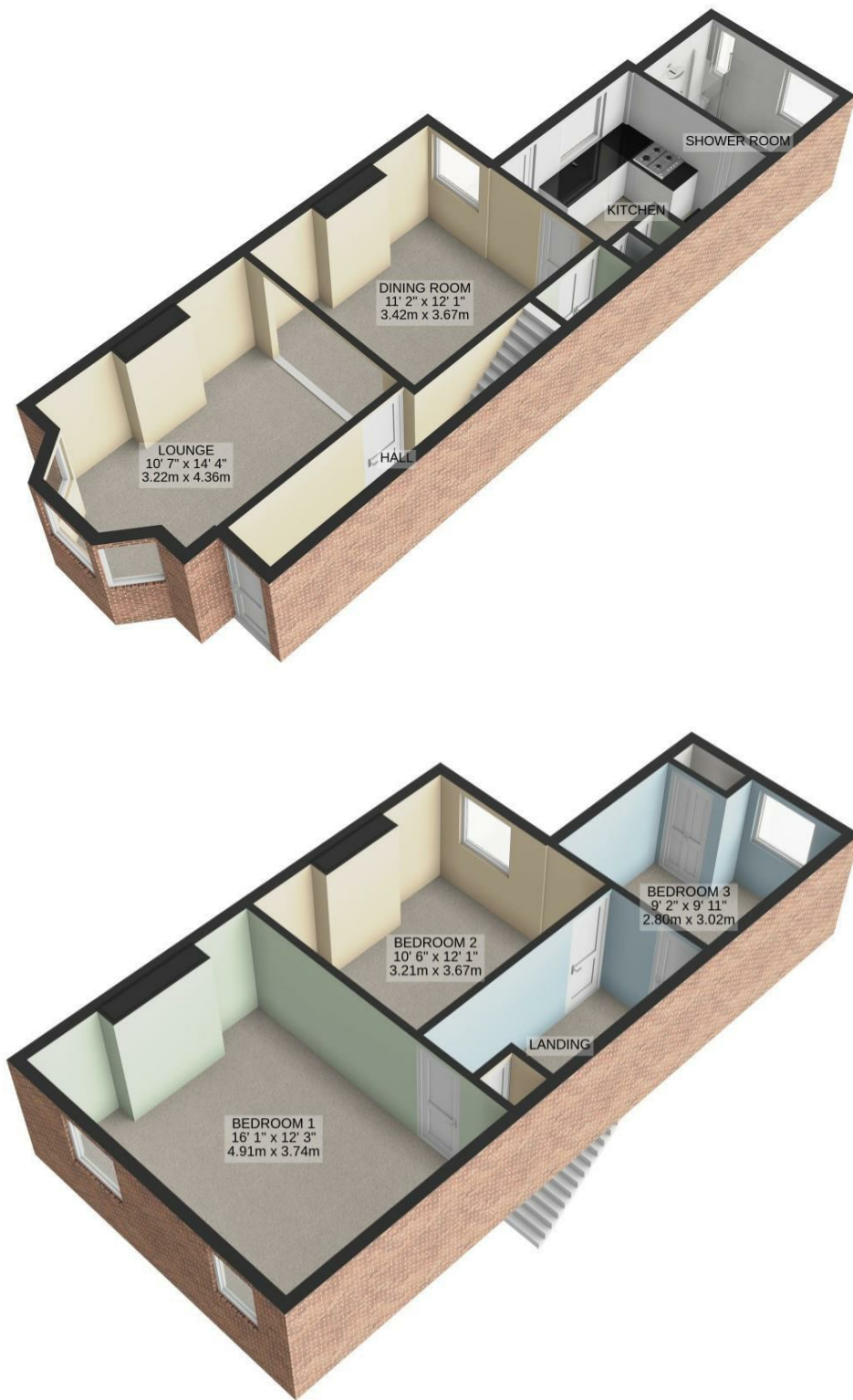


## Gordon Street, NN14 6BH



## Gordon Street, NN14 6BH

- Bay fronted
- Gas central heating via combination boiler
- Upvc double glazing
- Refitted kitchen with built in appliances
- Refitted shower room
- Recently install media wall in the lounge
- Three generous bedrooms

PRICE  
**£210,000**  
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 VIEWINGS AND VIDEO VIEW AVAILABLE \*\* Offered to the market is this spacious bay fronted three bedroom terraced property. The house offers gas central heating via a combination boiler and Upvc double glazing with other benefits to include recently refitted high gloss kitchen with built in appliances, a refitted shower room and media wall in the lounge. The overall accommodation comprises of storm porch, entrance hall, lounge with bay window and media wall, dining room, kitchen and downstairs bathroom. The first floor offers three double bedrooms, whilst outside is a small front court and larger enclosed rear garden.

**ENTRANCE HALL**

Via opaque Upvc composite double glazed door, laminated wood block style flooring, stair case raising to first floor, single panelled radiator, door to Lounge/Sitting Room

**LOUNGE/SITTING ROOM**

Having Upvc double glazed bay window to front, double panelled radiator, feature media wall with display plinths, open plan door way to Dining Room

**DINING ROOM**

Open plan from the lounge/sitting room, having further double glazed window to rear, double panelled radiator, additional door to under stairs storage and timber panelled door to Kitchen

**KITCHEN**

Recently refitted high gloss, soft close high and base level cupboard units with drawer space and wood block work tops, integrated appliances to include dishwasher, automatic washing machine, fridge and freezer, plus pull out carousels, built in electric hob and oven, with extractor over, and microwave, opaque Upvc double glazed door and window to side leading to rear garden, spot lights, timber door to Shower Room

**SHOWER ROOM**

Recently refitted three piece suite comprising vanity wash hand basin with illuminated mirror over and blue tooth connection low level Wc and step in shower cubicle with aqua boards and wall mounted shower above, two opaque double glazed windows to rear, spot lights, extractor fan, wall mounted heated towel rail

**LANDING**

Having timber panelled doors to Three Double Bedrooms and over stairs storage cupboard, loft hatch

**DOUBLE BEDROOM ONE**

Having two double glazed windows to front, laminated wood block style flooring, double panelled radiators, ceiling coving

**DOUBLE BEDROOM TWO**

Having Upvc double glazed window to rear, double panelled radiator and ceiling coving

**DOUBLE BEDROOM THREE**

Having Upvc double glazed window to rear and double panelled radiator, laminated wood block style flooring, ceiling coving and built in storage cupboard housing combination boiler

**OUTSIDE FRONT**

Enclosed court yard with low level brick wall leading to entrance door, shared timber gate to shared entry to private rear garden

**OUTSIDE REAR**

Private rear garden with Immediate paved patio stepping onto mostly lawn garden in need of some cultivation and enclosed by timber panelled fencing and high retaining brick wall, outside tap

