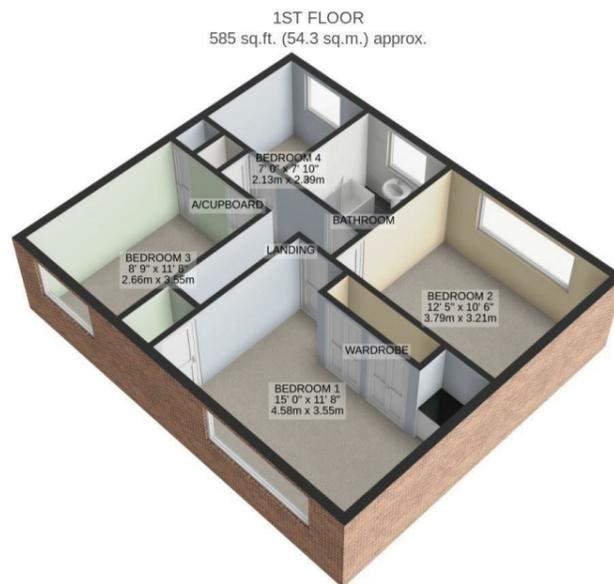
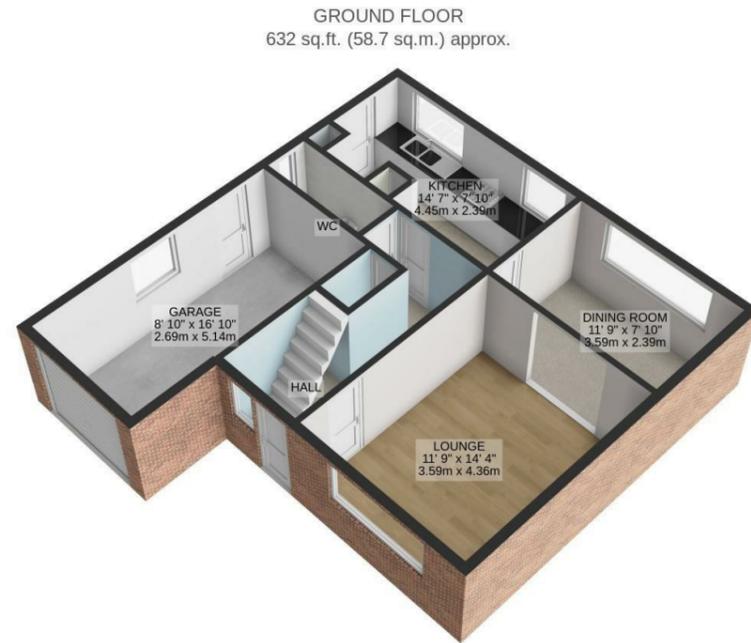


Columbus Crescent, Rothwell NN14 6ST



TOTAL FLOOR AREA : 1217 sq.ft. (113.0 sq.m.) approx.



Columbus Crescent, Rothwell NN14 6ST

- Sought after location
- Opposite parkland
- Views to front elevation
- Landscaped private enclosed rear garden
- Parking and Single garage
- Well presented

PRICE
£300,000
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.



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**** IN PERSON VIEWINGS AND VIDEO VIEW AVAILABLE **** We are delighted to offer for sale this impressive four bedroom detached family home found in excellent order throughout and situated in a popular location of the town opposite parkland and thus enjoying views to the front elevation. The house offers full gas central heating and Upvc double glazing with other benefits to include two separate reception rooms, a refitted kitchen with integrated appliances and recently install induction hob and a professionally landscaped enclosed rear garden. The overall accommodation comprises of storm porch, entrance hall, guest WC, kitchen, Lounge and separate dining room. The first floor provides four bedrooms and family bathroom. Outside expect to find side by side off road parking for two in front of a single garage, an open front garden and generous enclosed rear garden offering a good degree of privacy.

ENTRANCE HALL

Via opaque Upvc double glazed composite panelled door with matching side screen, staircase raising to first floor landing, double panelled radiator, ceiling coving, panelled doors to under stairs storage cupboard, Cloakroom/Wc, Lounge/Sitting room and Kitchen

CLOAKROOM/WC

Comprising close coupled Wc and wash hand basin, radiator, opaque Upvc double glazed window to side, wood panelling to walls

LOUNGE/SITTING ROOM

11'7" x 14'3" (3.55m x 4.35m)
Having Upvc double glazed window to front enjoying views over parkland, two double panelled radiators, ceiling coving, feature fireplace with display mantle and hearth housing inset electric fire, double doorway to separate Dining Room

DINING ROOM

11'7" x 7'4" (3.55m x 2.25m)
Having Upvc double glazed window to rear, double panelled radiator, ceiling coving and panelled door to Kitchen

KITCHEN

14'5" x 7'4" (4.4m x 2.25m)
Refitted high and base level cupboard units with drawer space and work surface areas with complimentary tiling to surrounds, integrated appliances to include fridge/freezer, automatic washing machine and dishwasher, one and half bowl single drainer sink unit with mixer tap, induction hob, electric oven and grill with extractor and hood over, two Upvc double glazed window to rear, Upvc double glazed door to side, ceiling spotlights, double panelled radiator

LANDING

Having panelled doors to Four Bedrooms and Family Bathroom, double panelled radiator, loft hatch, airing cupboard housing hot water tank with storage over and ceiling coving

DOUBLE BEDROOM ONE

14'9" x 9'4" min (4.52m x 2.87m min)
Having Upvc double glazed window to front enjoying views over park land,

double panelled radiator, ceiling coving and built in wardrobes providing extensive clothes hanging and shelving space, bedside tables and built in over stairs storage cupboard

DOUBLE BEDROOM TWO

10'5" x 11'7" (3.20m x 3.55m)
Having Upvc double glazed window to rear, double panelled radiator and ceiling coving

DOUBLE BEDROOM THREE

11'3" x 8'4" (3.45m x 2.55m)
Having Upvc double glazed window to front enjoying views over park land, single panelled radiator, ceiling coving and built in storage cupboard

BEDROOM FOUR

7'4" x 7'2" (2.25m x 2.20m)
Good size single room with Upvc double glazed window to rear, single panelled radiator and ceiling coving

FAMILY BATHROOM

7'4" x 6'4" (2.25m x 1.95m)
Three piece suite comprising close coupled Wc, wall mounted wash hand basin, kidney shaped bath with shower and screen over, ceiling spotlights, opaque Upvc double glazed window to rear, ceramic tiled flooring, complimentary tiling to walls, chrome heated towel rail/radiator and extractor fan

OUTSIDE FRONT

The front offers block paved driveway for parking side by side for two vehicles giving access to Garage, lawn area with shrub and flower borders, timber gate to side leading to rear garden

GARAGE

Having up and over door

OUTSIDE REAR

The rear garden offers immediate block paved patio area, cobble effect path leading to Summer House, landscaped lawn with deep shrub and flower borders and further circular paved patio area, outside tap, personal door to Garage, the rear garden is enclosed by a combination of panelled fencing and high hedge row offering a good deal of privacy



call to view 01536 418100

