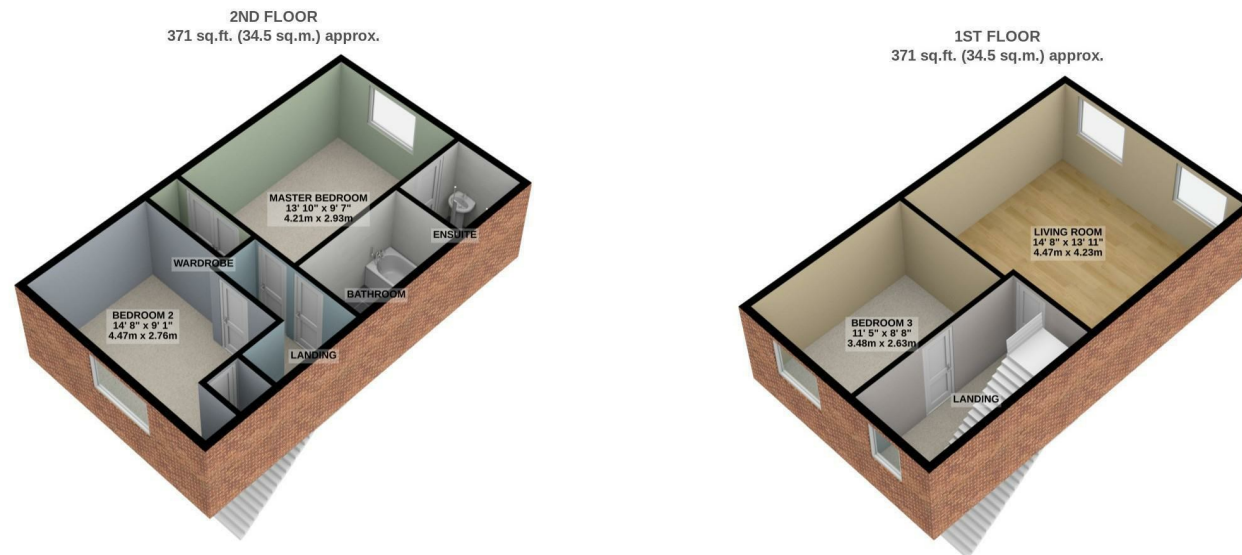


Proclamation Avenue, Rothwell NN14 6GY



TOTAL FLOOR AREA : 1113 sq.ft. (103.4 sq.m.) approx.



Proclamation Avenue, Rothwell NN14 6GY

- Three double bedrooms
- NO CHAIN
- Spacious Kitchen/Dining/Family room
- Parking and single Garage
- Ensuite

PRICE
£259,950

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 **** Offered for sale with NO CHAIN is this three bedroom town house, arranged over three floors and built in stone. The property offers good family living space and is gas central heated and Upvc double glazed. Other benefits include three genuine double bedrooms, a spacious Kitchen/dining/family room. parking and single garage. The overall accommodation comprises of entrance hall, guest WC and Kitchen/Dining/Family room with built in appliances. The first floor provides the Lounge and bedroom three, whilst the second floor has bedrooms One and Two with the main bedroom also having an ensuite shower room, plus the family bathroom. Outside is an enclosed South facing rear garden and allocated off road parking in front of a single garage (on block).

AGENTS NOTE: WHILST THE PROPERTY IS FREEHOLD, THERE IS A ESTATE CHARGE OF c.£199.00 PER ANNUM(£15.00PCM) TO HELP PAY TOWARDS THE COMMUNAL CARPARK AND PARKING SPACE UPKEEP.

ENTRANCE HALL

Via opaque double glazed panelled door, Upvc double glazed window to front, stair case raising to first floor landing, laminated wood block style flooring, single panelled radiator and panelled doors to Cloakroom/Wc and Kitchen/Dining/Family Room

CLOAKROOM/WC

Having pedestal wash hand basin and closed coupled WC, ceramic tiled flooring, opaque Upvc double glazed window to front, single panelled radiator, wall mounted boiler

KITCHEN/DINING/FAMILY ROOM

20'8 x 14'8 (6.30m x 4.47m)
A range of refitted high and base level cupboard units with drawer space and work surface areas, integrated appliance spaces to including dishwasher, automatic washing machine, fridge and freezer, four ring gas hob and electric oven and grill with extractor and hood over, stainless steel one and half bowl single drainer sink unit with mixer, further appliance space,, ceramic tiled flooring, under stairs storage cupboard housing hot water tank and shelving, walk through to Dining/Family Area, double panelled radiator, laminated wood block style flooring, Upvc double glazed French doors and matching side screens offering outlook and access to South facing rear garden

FIRST FLOOR LANDING

Having Upvc double glazed window to front, single panelled radiator, stair case raising to Second Floor Landing and panelled doors to Lounge/Sitting Room and Bedroom Three

LOUNGE/SITTING ROOM

14'8 x 13'10 (4.47m x 4.22m)
Having two Upvc double glazed windows to rear, two single panelled radiators

DOUBLE BEDROOM THREE

11'4 x 8'7 (3.45m x 2.62m)
Having Upvc double glazed window to front, and built in double wardrobe providing clothes hanging and shelving space

SECOND FLOOR LANDING

Having panelled doors to Master Bedroom and Bedroom Two, Family Bathroom and loft hatch

MASTER BEDROOM

13'10 x 9'7 (4.22m x 2.92m)
Having Upvc double glazed window to rear, built in wardrobes providing clothes hanging and shelving space, double panelled radiator and panelled door to En-Suite

EN-SUITE

Comprising of pedestal wash hand basin, close coupled Wc and fully tiled shower cubicle, Upvc double glazed window to rear with display shelf, ceramic tiled flooring, complimentary tiling to walls, shave point, ceiling spot lights and extractor fan

DOUBLE BEDROOM TWO

14'7 x 9'1 (4.45m x 2.77m)
Having two Upvc double glazed windows to front and single panelled radiator

BATHROOM

Comprising of panelled bath with mixer rap and shower attachments, pedestal wash hand basin and close coupled Wc, tiling to walls and ceramic tiled flooring, heated towel rail/radiator and extractor fan

OUTSIDE FRONT & PARKING

shared driveway to side of the property offering access to communal parking area with parking for one vehicle giving access to Single Garage

GARAGE

Having up and over door, power and lighting connected - plot number 186

OUTSIDE

The rear garden is South facing having immediate paved patio area, grassed garden and enclosed by high level brick walls, gated access to parking and garage area



call to view 01536 418100

