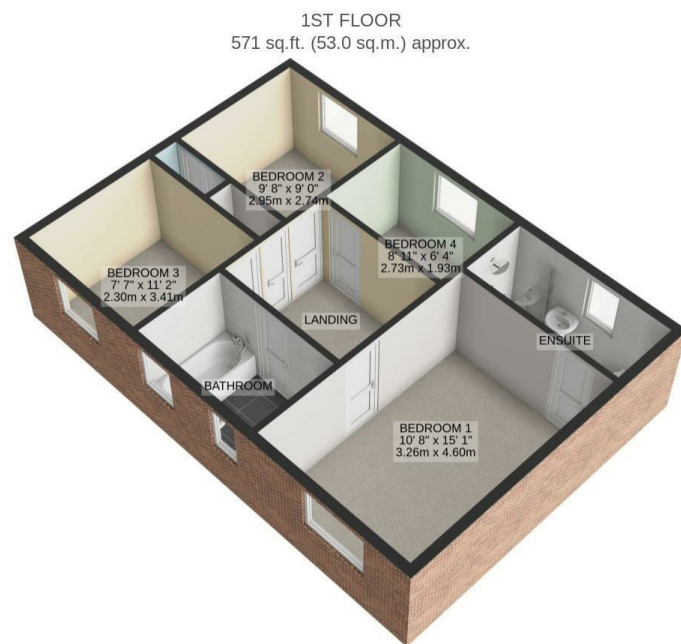
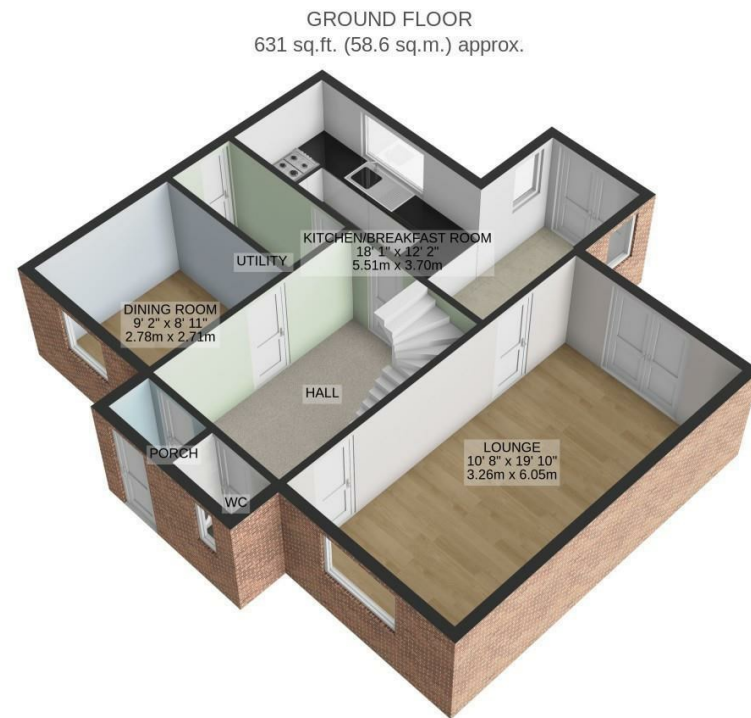


Terry Smith Avenue, Rothwell NN14 6FH



TOTAL FLOOR AREA : 1202 sq.ft. (111.7 sq.m.) approx.



Terry Smith Avenue, Rothwell NN14 6FH

- Excellent presentation throughout
- Two separate reception rooms
- Landscaped rear garden
- Spacious kitchen/Breakfast room with granite worktops
- Four bedrooms
- Viewing recommended

PRICE
£345,000

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 ****Offered to the market in excellent condition throughout, is this spacious four bedroom detached family home. The house offers two separate reception rooms and a good sized kitchen/breakfast room with high gloss fitted units and granite work tops. Other benefits include a landscaped enclosed rear garden, en-suite shower room to the main bedroom and tandem parking for two cars in front of a single garage. The overall accommodation comprises entrance porch, reception hall, front to back Lounge, separate dining room, guest WC, Kitchen/breakfast room and utility room. The first floor offers four bedrooms with the main room having an ensuite shower room with double cubicle and a good sized family bathroom. Outside expect to find an open plan frontage, tandem parking for two in front of a single garage on a shared driveway with one neighbour and the aforementioned landscaped, enclosed rear garden. Viewing is highly recommended.

RECEPTION PORCH

Obscured Upvc double glazed panelled door, having further door to Entrance Hall

ENTRANCE HALL

Having laminated wood block style flooring single panelled radiator, doors to Cloakroom/WC, Kitchen/Breakfast Room, Lounge/Sitting Room and separate Dining Room, dog leg stair case raising to first floor landing

CLOAKROOM/WC

continuation of laminated wood block style flooring, obscured double glazed window to front, single panelled radiator, close coupled Wc and pedestal wash hand basin

LOUNGE/SITTING ROOM

19'8" x 10'9" (6m x 3.28m)

Continuation of laminated wood block style flooring, Upvc double glazed window to front and French double glazed double doors to rear offering outlook and access to rear garden, two single panelled radiators and feature fire place with display mantle housing living flame gas fire and further door to Kitchen/Breakfast Room

SEPARATE DINING ROOM

8'10" x 9'0" (2.71m x 2.75m)

Continuation of laminated wood block style flooring, single panelled radiator and Upvc double glazed window to front

KITCHEN/BREAKFAST ROOM

16'10" max x 7'8" min (5.15m max x 2.35m min)

L-shaped room with high gloss, high and base level cupboard units with granite work tops and tiled surrounds, built in drainer with stainless steel sink unit with mixer tap, built in four ring gas hob, electric oven and extractor hood over, integrated dishwasher and fridge, plus further appliance space, timber door to Utility Room, Upvc double glazed window to rear and continuation of laminated wood block style flooring, double panelled radiator, the dining area having Upvc double glazed French double doors offering outlook and access to rear garden, spot lights

UTILITY ROOM

9'0" x 5'8" (2.75m x 1.75m)

Continuation of laminated wood block style flooring, single panelled radiator, work surface area with further stainless steel sink and drainer, continuation of high gloss high cupboard units, plumbing for automatic washing machine, wall mounted boiler and further appliance space, obscured double glazed door to side leading to front and driveway

LANDING

Having doors to Four Bedrooms, Family Bathroom and airing cupboard housing hot water cylinder and shelving

DOUBLE BEDROOM ONE

15'3" x 10'11" (4.67m x 3.35m)

Having Upvc double glazed window to front and single panelled radiator, built in double wardrobe providing clothes hanging and shelving space panelled door to En-Suite

EN-SUITE

9'8" x 4'1" (2.95m x 1.25m)

Comprising close coupled Wc, pedestal wash hand basin and double shower cubicle, complimentary tiling to dado level, obscured double glazed window to rear, shaver point, wall mounted chrome heated towel rail, ceiling spot lights and extractor fan

DOUBLE BEDROOM TWO

9'0" x 9'7" min (2.75m x 2.94 min)

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

DOUBLE BEDROOM THREE

11'1" x 9'6" (3.40m x 2.9m)

Having Upvc double glazed window to front and single panelled radiator

BEDROOM FOUR

8'9" x 6'2" (2.67m x 1.9m)

Good size single room having double glazed window to rear and single panelled radiator

FAMILY BATHROOM

9'4" x 5'10" (2.85m x 1.79m)

Comprising of close coupled Wc, pedestal wash hand basin and panelled bath with shower and screen over, obscured double glazed window to front, wall mounted chrome heated towel rail, ceiling spot lights and extractor fan

OUTSIDE FRONT

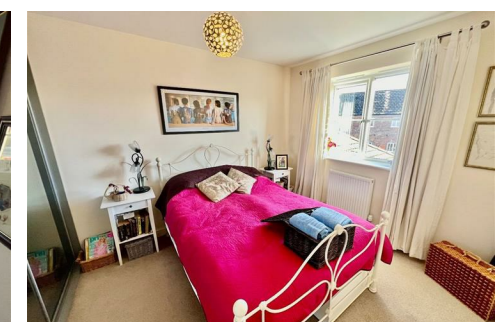
The front of the property is open plan having well stocked shrub and flower borders with bark chippings for low maintenance and path to entrance

PARKING & GARAGE

Shared driveway offering parking for two vehicles (tandem) giving access to single garage with up and over door and gate to rear garden

OUTSIDE REAR

The rear garden has an immediate paved patio with raised boards, shaped lawn and landscaped for low maintenance having gravel borders, the rear garden is enclosed by timber panelled fencing offering a good degree of privacy, outside tap



call to view 01536 418100

