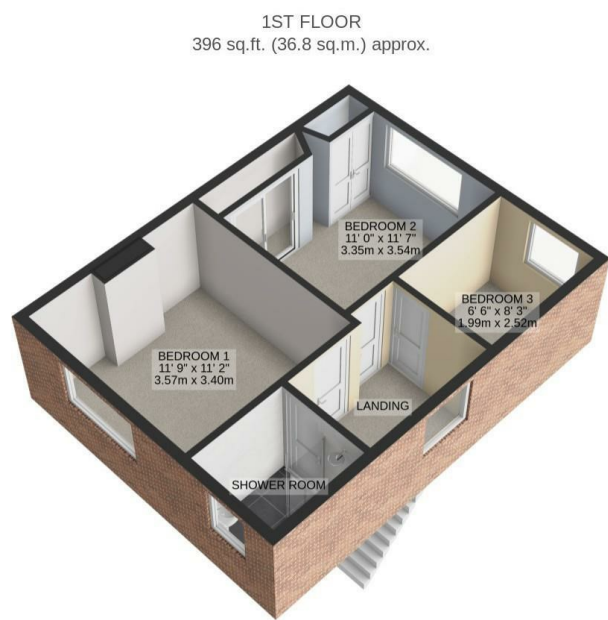


Underwood Road, Rothwell NN14 6HX



TOTAL FLOOR AREA : 945 sq.ft. (87.8 sq.m.) approx.



Underwood Road, Rothwell NN14 6HX

- Three Bedrooms
- Extended to rear
- No Chain
- Well proportioned South facing Rear Garden
- Downstairs & Upstairs shower rooms
- Conservatory
- Gas Central Heated
- Upvc Double Glazed

PRICE
£235,000
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



Underwood Road, Rothwell NN14 6HX

PRICE £235,000 FREEHOLD

.**IN PERSON AND VIDEO VIEWS AVAILABLE** With No Chain is this mature bay fronted and extended three bedroom semi-detached property with good size SOUTH aspect enclosed rear garden.

The property benefits from upvc double glazing, gas radiator central heating and the most impressive rear garden. The overall accommodation comprises of storm porch, entrance hall, kitchen, Utility space, guest WC/shower room, Lounge with walk in bay window, separate dining room and conservatory. The first floor offers three bedrooms and a family shower room. Outside is a small enclosed front court and attractive, good sized enclosed rear garden.

Agents note: Potential for off road parking to front (subject to the correct approval from NNC and drop kerbs being installed.)

ENTRANCE HALL

Via obscured double glazed panelled door with matching side screens, double panelled radiator, stair case raising to first floor landing, door to under stairs shelved storage cupboard, feature doorway to Kitchen

KITCHEN

11'5" x 6'6" (3.5m x 2m)
Basic range of high and base level cupboard units with drawer space and work surface areas, electric cooker point, extractor fan, further appliance space, stainless steel single bowl single drainer sink unit with mixer tap, double panelled radiator, wood panelled ceiling, feature glazed window looking to dining room, glazed & timber door to Dining Room and Upvc double glazed window and door to Utility Room

UTILITY ROOM

Work surface areas with appliance space including plumbing for automatic washing machine and tumble dryer, single panelled radiator, Upvc double glazed window to side/conservatory ceramic tiled flooring, obscured double glazed door to rear garden, timber panelled door to Shower Room

SHOWER ROOM

Comprising vanity wash handbasin, close coupled and fully tiled shower cubicle, obscured double glazed window to rear, single panelled radiator, extractor fan, wall mounted electric heater

DINING ROOM

9'10" x 11'5" (3m x 3.5m)
Having sliding patio doors to Conservatory and glazed double doors to separate Lounge/Sitting Room, Double panelled radiator

LOUNGE/SITTING ROOM

10'11" min plus bow inwdow x 11'5" (3.35m min plus bow window x 3.5m)
Having double glazed bow window to front, single panelled radiator, wall mounted gas fire housing boiler behind

CONSERVATORY

8'10" x 8'3" (2.71m x 2.54m)
Predominately of low level brick and Upvc double glazed construction with Upvc double glazed sliding patio doors offering outlook and access to South facing rear garden

LANDING

Having doors to Three Bedrooms and Shower Room, loft hatch

DOUBLE BEDROOM ONE

11'5" x 9'1" min to front of built in wardrobes (3.5m x 2.78m min to front of built in wardrobes)
Having Upvc double glazed window to rear with views over garden, single panelled radiator, laminated wood block style flooring, built in double wardrobe with sliding doors, airing cupboard housing hot water cylinder with shelving

DOUBLE BEDROOM TWO

11'5" x 11'5" (3.5m x 3.5m)
Having Upvc double glazed window to front, single panelled radiator, continuation of laminated wood block style flooring

BEDROOM THREE

8'2" x 6'6" (2.5m x 2m)
Single room with Upvc double glazed window to rear, single panelled radiator and continuation of laminated wood block style flooring

SHOWER ROOM

Three piece suite comprising of close coupled Wc, vanity wash hand basin and fully tiled shower cubicle, complimentary tiling to walls, single panelled radiator and obscured double glazed window

OUTSIDE FRONT

The front of the property is gravelled for low maintenance with well stocked shrub and flower borders and enclosed with a combination of low level retaining brick wall, timber panelled fencing and hedge row, pathway to entrance door and timber panelled gate to rear garden

OUTSIDE REA

The rear garden is an additional feature to the property being South facing with having immediate raised patio stepping onto larger lawn garden with well stocked shrub and flower borders, further patio and garden shed, outside tap, the garden is enclosed by timber panelled fencing and offers a good degree of privacy



call to view 01536 418100

