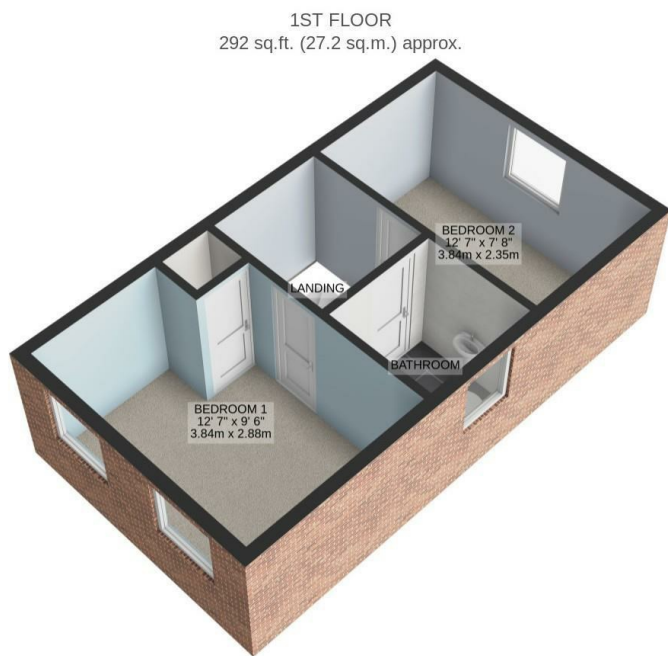
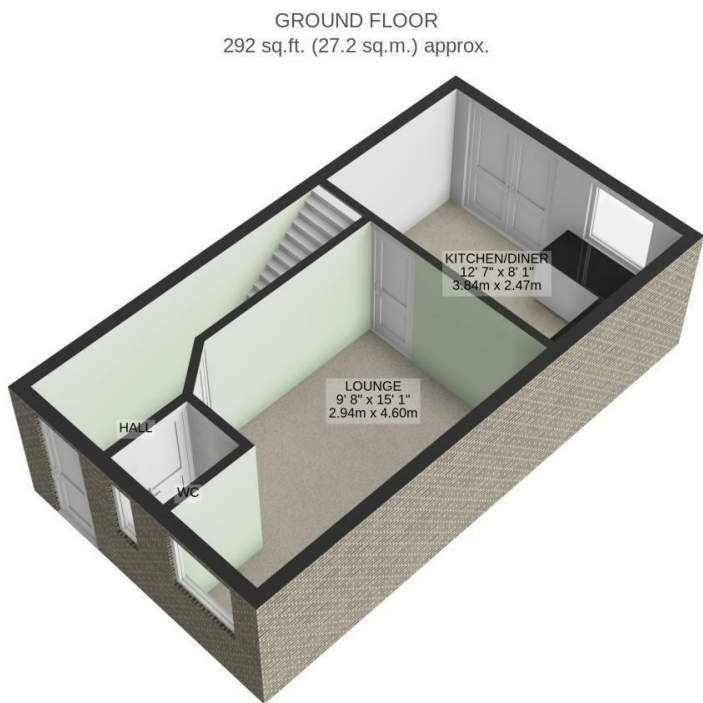


Barn Owl Drive, NN14 6FR



TOTAL FLOOR AREA : 585 sq.ft. (54.3 sq.m.) approx.



Barn Owl Drive, NN14 6FR

- Popular location
- Side by side parking for two
- Two double bedrooms
- Low maintenance enclosed rear garden

PRICE
£220,000
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



Barn Owl Drive, NN14 6FR

PRICE £220,000 FREEHOLD

****IN PERSON AND VIDEO VIEWINGS AVAILABLE OF PROPERTY ****Impressive Two double bedroom semi detached property on the popular Woodland Valley Estate. With side by side parking for two cars and a pleasant low maintenance enclosed rear garden. Other benefits include a guest WC and attractive bathroom suite. The overall accommodation comprises of entrance hall, guest WC, lounge and kitchen/Dining Room. The first floor offers the two genuine double bedroom and bathroom. Outside is off road parking for two and a small open plan frontage plus a larger enclosed rear garden with extended patio and artificial grass for low maintenance.

ENTRANCE HALL

Via obscured double glazed composite door, single panelled radiator, stair case raising to first floor landing, timber panelled doors to Cloakroom/Wc, Lounge/Sitting Room

CLOAKROOM/WC

Having close coupled Wc and pedestal wash hand basin, single panelled radiator, Upvc obscured double glazed window with display mantle to front

LOUNGE/SITTING ROOM

15'1" max x 9'8" (4.6m max x 2.95m)
Having Upvc double glazed window to front, double panelled radiator, door to understairs storage cupboard and timber panelled door to Kitchen/Dining Room

KITCHEN/DINING ROOM

12'7" x 8'2" (3.85m x 2.5m)
Having high and base level cupboard units with drawer space and works tops, built in oven, four ring gas hob with extractor fan over, appliance space to include plumbing for automatic washing machine, one and half bowl single drainer sink unit with mixer tap, further appliance space, Upvc double glazed window and Upvc double glazed French style doors offering outlook and access to rear garden, concealed combination boiler single panelled radiator and spot lights

LANDING

Having timber panelled doors to Two Double Bedrooms and Bathroom

DOUBLE BEDROOM ONE

9'4" x 12'7" max (2.85m x 3.85m max)
Having two Upvc double glazed windows to front, single panelled radiator door to built in over stairs storage cupboard

DOUBLE BEDROOM TWO

12'7" x 7'8" (3.85m x 2.35m)
Having Upvc double glazed window to rear and single panelled radiator

BATHROOM

6'0" x 6'6" (1.85m x 2m)
Three piece suite comprising of close coupled Wc, pedestal wash hand basin and panelled bath with wall mounted shower and screen over complimentary tiled surrounds, obscured double glazed window to side, wall mounted heated towel rail/radiator and extractor fan

OUTSIDE FRONT

To the front there is block paved side by side parking for two vehicles, being open plan with gravel borders and timber gate to side to rear garden

OUTSIDE REAR

The rear garden has a good size immediate paved patio area stepping onto larger Astro turf garden for low maintenance, outside tap, timber garden shed and enclosed by timber panelled fencing offers a great deal of privacy



call to view 01536 418100

