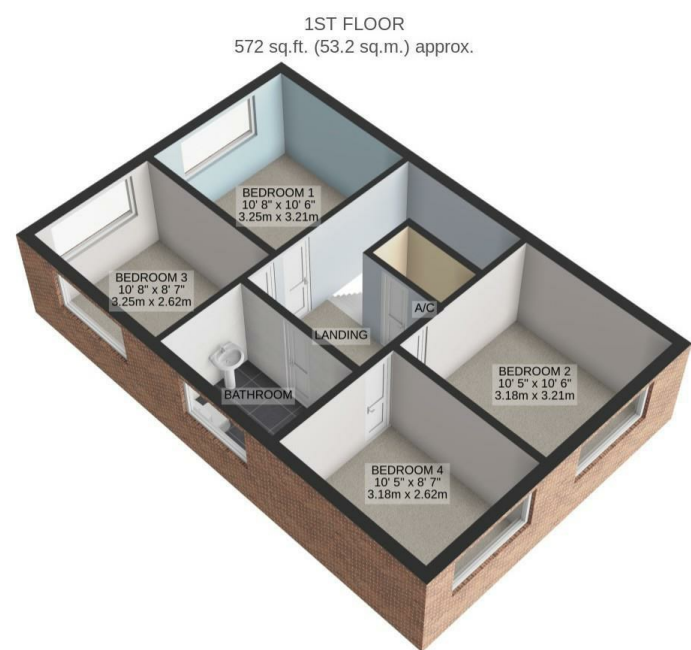
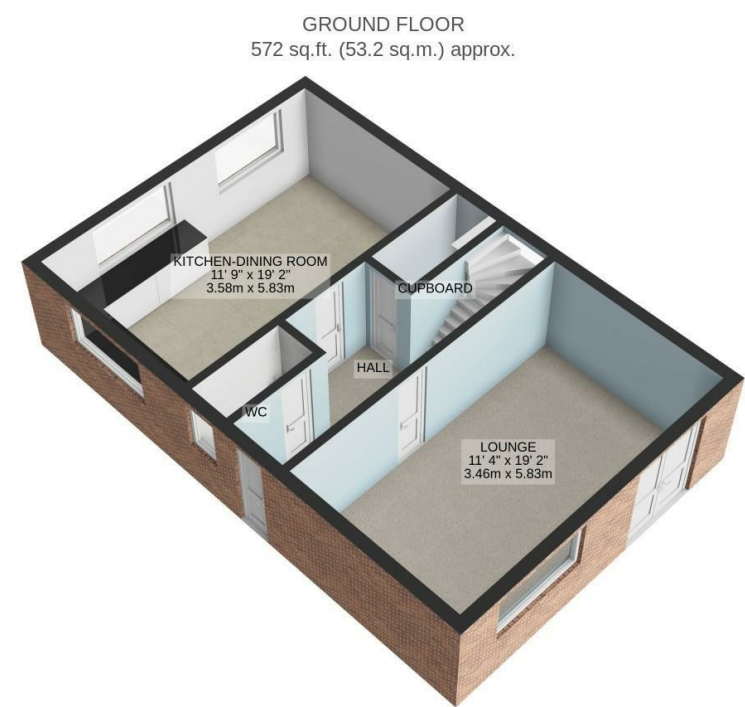


# Moorfield Road, Rothwell NN14 6AT



TOTAL FLOOR AREA : 1145 sq.ft. (106.3 sq.m.) approx.



## Moorfield Road, Rothwell NN14 6AT

- Generous corner plot
- Enclosed rear garden
- Well presented
- Double parking and single garage
- Four good sized bedrooms
- Refitted bathroom

PRICE  
£325,000

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.



23 High Street, Rothwell  
01536 418100  
info@simonac.co.uk  
simonac.co.uk





# Moorfield Road, Rothwell NN14 6AT

PRICE £325,000 FREEHOLD

**\*\*IN PERSON AND VIDEO VIEWINGS AVAILABLE OF PROPERTY \*\*** Occupying a generous corner plot is this spacious four bedroom detached family home. The house is found in good decorative order throughout and boasts a recently refitted bathroom. Other benefits include a good sized family Lounge, private enclosed rear garden and side by side off road parking for two in front of a detached single garage. The overall accommodation comprises storm porch, entrance hall, guest WC, Lounge and open-plan Kitchen/Dining room. The first floor provides four bedrooms and bathroom. Outside expect to find open plan front and side garden, the enclosed rear garden and aforementioned driveway and detached single garage. Viewing is recommended.

## ENTRANCE HALL

Via Obscured double glazed door, stair case raising to first floor landing, double panelled radiator, laminated wood block style flooring, ceiling coving, panelled doors to Lounge/Sitting Room, Kitchen/Dining Room, Cloakroom/Wc and understairs storage cupboard

## CLOAKROOM/WC

Comprising close coupled Wc, pedestal wash hand basin, obscured double glazed window to front, ceiling coving, ceramic tiled flooring and radiator

## LOUNGE/SITTING ROOM

190" x 11'5" (5.8m x 3.5m )  
Having Upvc double glazed window and patio doors to rear garden, continuation of laminated wood lock style flooring, ceiling coving and one double and one single panelled radiator

## KITCHEN/DINING ROOM

190" x 11'5" (5.8m x 3.5m )  
Refitted high and base level cupboard units with drawer space and work tops having complimentary tiled surrounds, built in electric hob and oven with extractor over, single bowl single drainer sink unit with mixer tap, plumbing for automatic washing machine and dishwasher and further appliance space, concealed wall mounted boiler, two Upvc double glazed windows to side and further Upvc double glazed window to front, ceramic tiled flooring, single panelled radiator and ceiling coving

## LANDING

Having half landing with Upvc double glazed window to side, panelled doors to Four Double Bedrooms, refitted Bathroom, airing cupboard with shelving and storage space, ceiling coving, and loft hatch

## DOUBLE BEDROOM ONE

10'4" x 11'5" (3.15m x 3.5m )  
Having Upvc double glazed window to side, single panelled radiator and ceiling coving

## DOUBLE BEDROOM TWO

11'5" x 8'6" (3.5m x 2.6m )  
Having two Upvc double glazed windows to front and side, single panelled radiator and ceiling coving

## DOUBLE BEDROOM THREE

10'4" x 10'4" (3.15m x 3.15m )  
Having Upvc double glazed window to side, single panelled radiator and ceiling coving

## DOUBLE BEDROOM FOUR

10'4" x 8'6" (3.15m x 2.6m )  
Having Upvc double glazed window to side, single panelled radiator and ceiling coving

## BATHROOM

Refitted three piece suite comprising close coupled Wc, vanity wash hand basin and panelled bath with shower and screen, Obscured double glazed window to front, complimentary tiling to all walls and floors, wall mounted heated towel rail, spot lights and extractor fan

## OUTSIDE FRONT

Open plan generous size plot to front and side of the property being mainly laid to lawn with small trees and bushes, gate to rear garden

## PARKING AND GARAGE

Offering side by side off road parking for two vehicles and giving access to Detached Garage with up and over door, further gate giving access to rear garden

## OUTSIDE REAR

Having immediate paved patio area, stepping up to mainly lawn garden, stepping stones to rear gate and enclosed by panelled fencing offering a good degree of privacy



call to view 01536 418100

