



The Avenue, Rothwell NN14 6EY

- Two/Three bedrooms
- Bay fronted end of terrace property
- Two separate reception rooms
- Family room/Study/Bedroom three
- Refitted kitchen and Bathroom suites
- Impressive good sized enclosed rear garden

PRICE
£229,950

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 AND VIDEO VIEWS AVAILABLE**** A Two/Three bedroom bay fronted end of terrace house on a very popular road, close to the town centre. The house is well presented, extended and boasts an impressive enclosed rear garden. Other benefits include refitted kitchen with integrated appliances and bathroom with a smart four piece suite. The overall accommodation comprises of storm porch, entrance hall, Lounge with bay window and shutters, separate dining room, kitchen, utility space and extended family room/study/bedroom three. The first floor offers two good sized double bedrooms and spacious bathroom. Outside expect to find the aforementioned generous enclosed rear garden, ideal for entertaining. Viewing is a must.

ENTRANCE HALL

via obscured double glazed panelled door with over head screen, ceramic tiled flooring, single panelled radiator, stair case raising to floor landing., panelled door to Dining Room

DINING ROOM

10'9" x 12'9" (3.3m x 3.9m)
Having laminated wood block style flooring, single panelled radiator, Upvc double glazed window to rear, picture rail, ceiling coving and archway through to separate Lounge/Sitting Room and panelled door to Kitchen

LOUNGE/SITTING ROOM

11'11" min plus bay x 10'7" (3.65m min plus bay x 3.25m)
Having Upvc double glazed bay window to front with timber shutters, ceiling coving and picture rails, feature fire place with display mantel and hearth

KITCHEN

10'5" x 8'4" (3.2m x 2.55m)
Refitted high and base level cupboard units with drawer space and work tops with complimentary tiled surrounds, integrated appliances to include fridge, freezer and dishwasher, built in four ring gas hob and double oven with extractor and fan over, ceramic tiled flooring, upvc double glazed door to side leading to rear garden plus double glazed window to side, understairs storage area, panelled door to Utility Room

UTILITY ROOM

Having continuation of ceramic tiled flooring, plumbing for automatic washing machine, plus further appliance space, wall mounted combination boiler and partition door to Family Room/Bedroom Three

FAMILY ROOM/BEDROOM THREE

9'10" x 7'4" (3m x 2.25m)
Having Upvc double glazed window to side and single panelled radiator

LANDING

Having panelled doors to Two Double Bedrooms and Bathroom, plus over stairs storage cupboard with loft hatch

DOUBLE BEDROOM ONE

14'9" min to front of built in wardrobes x 11'11" (4.5m min to front of built in wardrobes x 3.65m)
Having two Upvc double glazed windows to front with timber shutters, built in two wardrobes providing extensive range of clothes hanging and shelving space, ceiling coving and double panelled radiator

DOUBLE BEDROOM TWO

13'1" x 9'10" (4m x 3m)
Having Upvc double glazed window to rear, laminated wood block style flooring, single panelled radiator and ceiling coving

BATHROOM

8'2" x 9'10" (2.5m x 3m)
Refitted four piece suite comprising close coupled Wc, vanity wash hand basin, sunken tub style bath and separate fully tiled shower cubicle, obscured double glazed window to rear, double panelled radiator

OUTSIDE REAR

Having shared entry to side with path and private gate to East facing garden having block paved patio area, further patio area with pagoda, having raised shrub and flower borders stepping onto lawn area, two sheds, outside tap, the garden is enclosed by a combination of timber panelled fencing and high level hedge row



call to view 01536 418100

