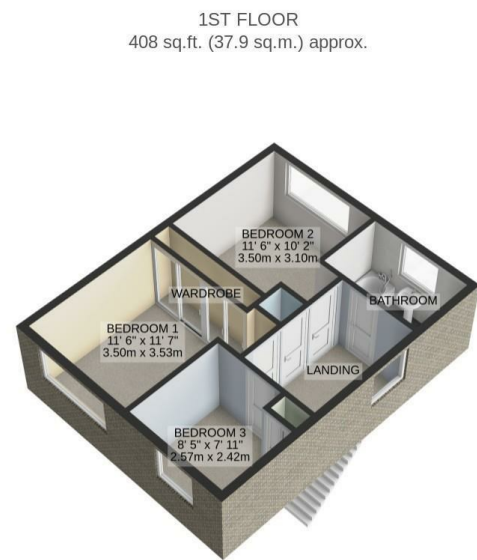
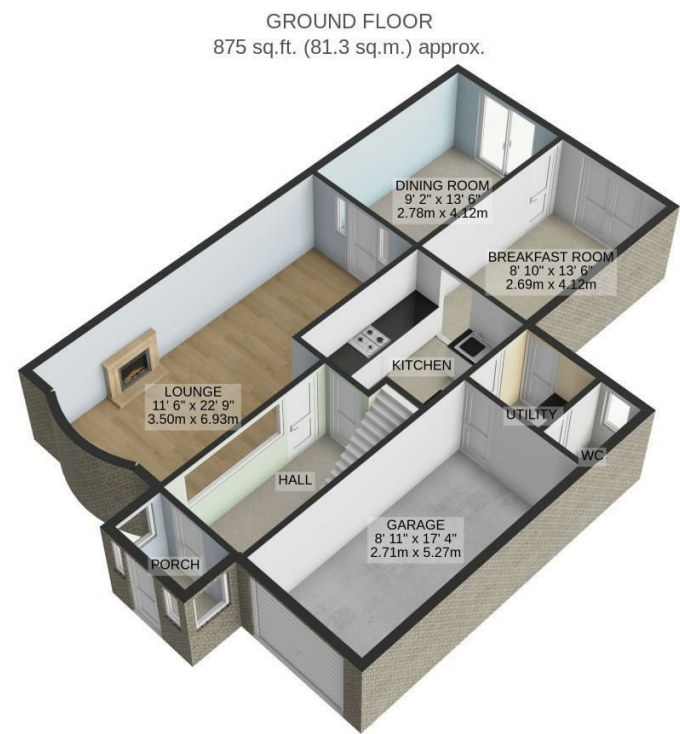


Slade Valley Avenue, Rothwell NN14 6HR



TOTAL FLOOR AREA : 1283 sq.ft. (119.2 sq.m.) approx.



Slade Valley Avenue, Rothwell NN14 6HR

- Popular Location
- Ground floor extension
- Three Bedrooms
- Three Separate Reception Areas
- Off road parking and garage
- NO CHAIN

PRICE
£290,000
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.



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Slade Valley Avenue, Rothwell NN14 6HR

PRICE £290,000 FREEHOLD

****IN PERSON AND VIDEO VIEWINGS AVAILABLE OF PROPERTY **** Offered to this market with NO CHAIN is this extended three bedroom detached family home, situated on the popular Slade Valley Estate. The house offers three reception areas, with other benefits to include off road parking for two cars, a single garage and pleasant gardens to front and rear. This property offers further extension opportunity (subject to the correct planning permission). The overall accommodation comprises entrance porch, entrance hall, Lounge/Dining Room, Kitchen open plan to an extended Breakfast room, Utility space, guest WC and family room. The first floor offers three bedrooms and family bathroom. Outside is parking, single garage, an open plan front garden and larger enclosed rear garden arranged over two levels. Whilst the property does need some updating, viewing is recommended to fully appreciate the floor plan and potential moving forward.

ENTRANCE PORCH

Via Upvc double glazed panelled door, brick and Upvc double glazed construction having windows to side, glazed timber door to Entrance Hall

ENTRANCE HALL

Having stair case raising to first floor landing with storage cupboard under, single panelled radiator, obscured feature glazed screen, timber panelled doors Kitchen and Lounge/Dining Room

LOUNGE/DINNG ROOM

11'5" x 22'8" narrowing to 9'1" x 13'6" to dining (3.50m x 6.93 narrowing to 2.78m x 4.12m to dining)
Having Upvc double glazed bow window to front with display mantle and double panelled radiator under, brick bult fire place with hearth and display mantle, feature beamed ceiling and opening through to dining area having further single panelled radiator, glazed/timber panelled door to Family Room

KITCHEN

8'9" x 13'6" (2.69m x 4.12m)
Having a basic range of high and base level cupboard units with drawer space and work tops having tiled surrounds, single bowl single drainer sink unit with mixer tap, gas cooker point with extractor fan and hood over, further appliance space, feature double doorway through to Breakfast Room and glazed/timber panelled door to Inner Hall

BREAKFAST ROOM

Having Upvc double glazed French doors offering outlook and access to rear garden, single panelled radiator and door to forementioned Family Room

FAMILY ROOM

Having sliding double glazed doors offering outlook and access to rear garden, single panelled radiator

INNER HALL

Having Upvc double glazed panelled door to rear garden, timber panelled doors to Garage and Cloakroom/Wc

CLOAKROOM/WC

Having low level Wc and wash hand basin, obscured double glazed window to rear

LANDING

Having Upvc double glazed window to side, timber panelled doors to Three Bedrooms and Bathroom. loft hatch

BEDROOM ONE

11'5" x 11'6" (3.50m x 3.53m)
Having Upvc double glazed window to front, and single panelled radiator, built in mirror fronted wardrobes providing clothes hanging and shelving space

BEDROOM TWO

11'8" x 10'2" (3.56m x 3.1m)
Having Upvc double glazed window to rear, single panelled radiator, wall mounted wash hand basin

BEDROOM THREE

8'5" x 7'11" (2.57m x 2.42m)
Having Upvcv double glazed window to front, single panelled radiator and built in storage cupboard over bulk head

BATHROOM

Three piece suite comprising of panelled bath with wall mounted shower over, pedestal wash hand basin and low level Wc, obscured double glazed window to rear and single panelled radiator

OUTSIDE FRONT & PARKING

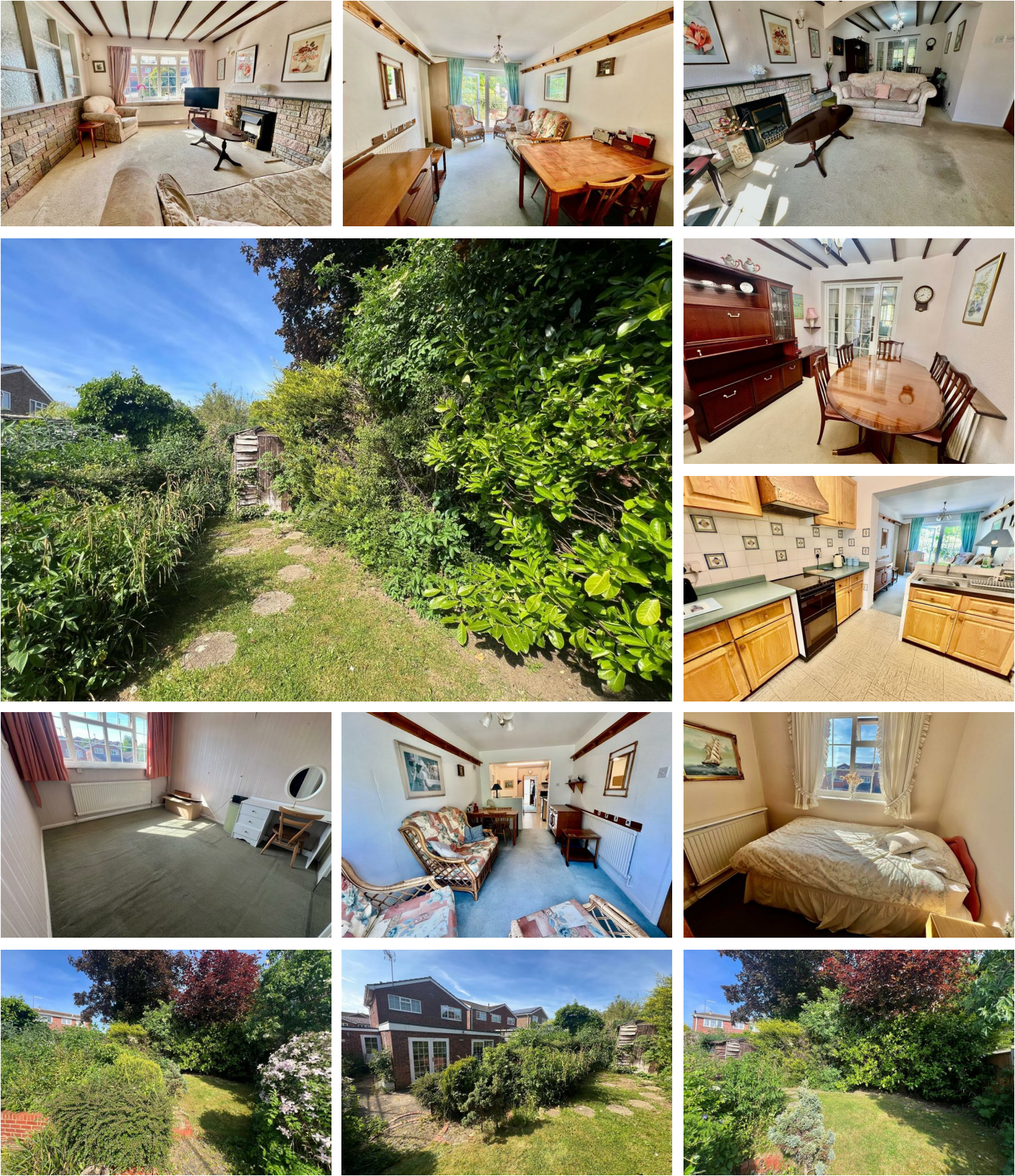
The front of the garden is open plan being mainly laid to lawn with well stocked shrub and flower borders, block paved parking to side providing off road parking for two vehicles leading to Garage, gated access to side leading to rear garden

GARAGE

8'10" x 17'3" (2.71m x 5.27m)
With up and over door and personal door to Inner Hall

OUTSIDE REAR

The rear garden has immediate paved patio, stepping up to shaped lawn garden with deep stocked mature trees and flower borders, the rear garden is enclosed by a combination of timber panelled fencing and and hedge row



call to view 01536 418100

