



Manor Road, Rothwell NN14 6JE

- Three generous bedrooms
- No Chain
- Off road parking for several cars
- Impressive enclosed rear garden
- Two separate reception rooms

PRICE
£200,000
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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****IN PERSON AND VIDEO VIEWINGS AVAILABLE OF PROPERTY **** Occupying a generous plot and marketed with NO CHAIN is this spacious three bedroom semi detached house in need of updating. The house boasts gas central heating and secondary double glazing to most windows with other benefits to include two separate reception rooms, ample off road parking and a good sized enclosed rear garden. The overall accommodation comprises covered side porch with guest WC and store, entrance hall, Lounge, separate dining room and kitchen. The first floor provides three bedrooms and bathroom. Outside is off road parking for two cars and a pleasant front garden plus the aforementioned larger enclosed rear garden. Viewing is recommended.

SIDE PORCH

Via obscured double glazed door, timber doors to Outside Toilet and storage, Upvc double glazed door to rear garden and Entrance Hall

ENTRANCE HALL

having stair case raising to first floor landing, obscured double glazed window to rear, double panelled radiator, timber panelled doors to Lounge/Sitting Room, Separate Dining Room and partition door to Kitchen

DINING ROOM

94" x 12'11" (2.85m x 3.95m)
Having secondary double glazed window to front, double panelled radiator, tiled feature fire place with display mantle and hearth with gas fire

LOUNGE/SITTING ROOM

12'11" x 12'7" (3.95m x 3.85m)
Having secondary double glazed window to front, double panelled radiator, built in storage cupboard, drawer space and display mantle, false door to Kitchen and wall mounted fireplace with gas fire

KITCHEN

84" x 6'2" (2.55m x 1.9m)
Having a basic range of high and base level cupboard units with drawer space and work tops having tiled surrounds, electr4ic cooker point, extractor fan, stainless steel single bowl single drainer sink unit, appliance space and under stairs storage cupboard with shelving with Upvc double glazed window to rear, further Upvc double glazed window to rear

LANDING

Having secondary double glazed window over looking rear garden, timber panelled doors to Three Bedrooms and Shower Room, loft hatch

BEDROON ONE

12'11" x 9'10" min plus built in wardrobes (3.95m x 3m min plus built in wardrobes)
Having secondary double glazed window to front, built in wardrobes providing clothes hanging and shelving space, double palled radiator, the room is incorporating the airing cupboard housing hot water cylinder

BEDROOM TWO

12'11" max x 7'4" min (3.95m max x 2.25m min)
Having secondary double glazed window to front, double panelled radiator, built in storage

BEDROOM THREE

8'2" x 8'8" (2.5m x 2.65m)
Good size single room incorporating the bulk head with storage, secondary double glazed window to rear, single panelled radiator

SHOWER ROOM

Having three pie4ce suite comprising of double shower cubicle, pedestal wash hand basin, close coupled Wc, extractor fan, secondary double glazed window to rear, radiator

OUTSIDE FRONT

The front offers driveway with parking for two vehicles, the remainder of the garden is a generous plot laid mainly to lawn with deep mature shrub and flower borders, enclosed by a combination of hedgerow and gate to parking

OUTSIDE REAR

The rear garden is a good size with immediate paved patio, shape lawn with well stocked mature shrub and flower borders, timber shed, enclosed by timber panelled fencing and hedge row offering a good deal of privacy



call to view 01536 418100

