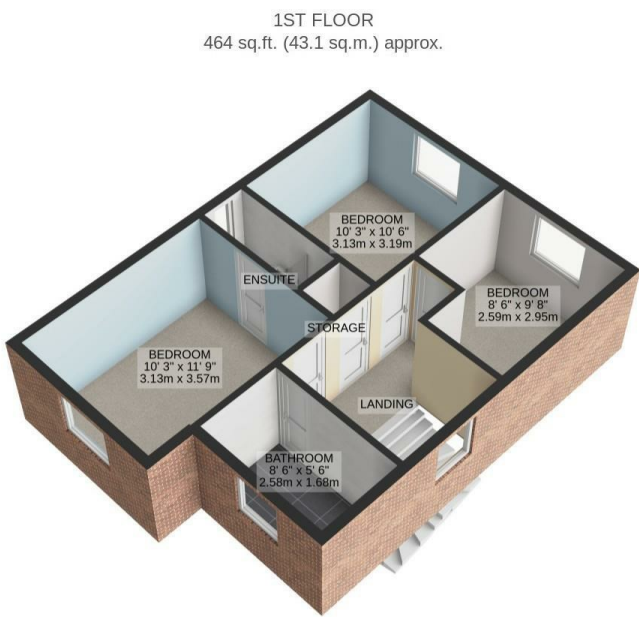
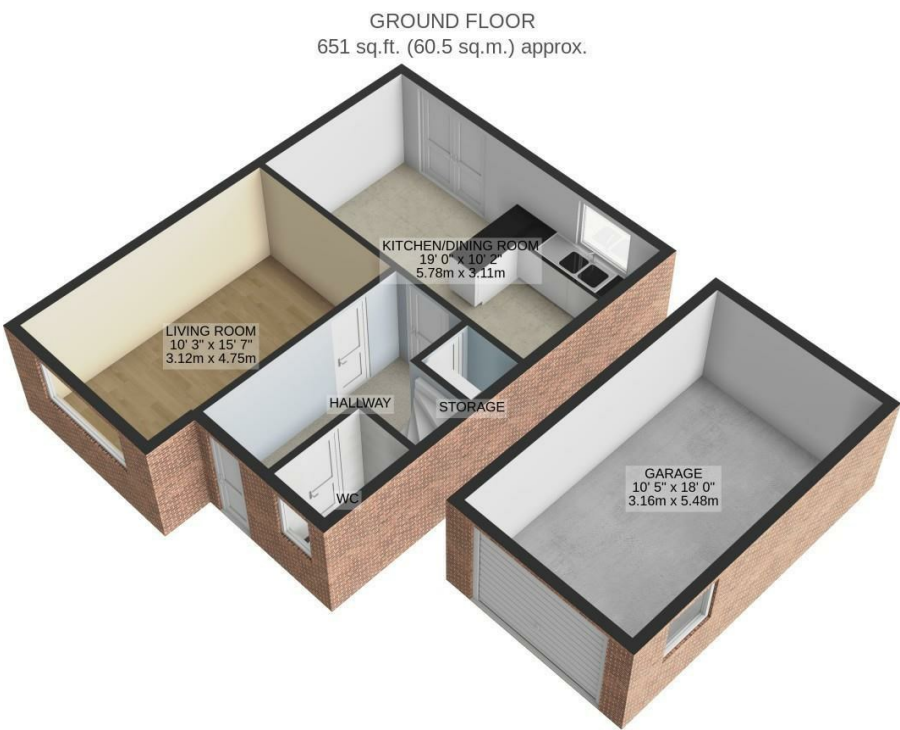


Terry Smith Avenue, Rothwell NN14 6FH



TOTAL FLOOR AREA : 1115 sq.ft. (103.6 sq.m.) approx.



Terry Smith Avenue, Rothwell NN14 6FH

- Three Bedrooms
- NO CHAIN
- Excellently presented with new flooring throughout
- Ventilation and Heat recovery system throughout
- Garage & Ample Parking
- Must Be Seen

PRICE
£299,950
CHAIN FREE

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
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****IN PERSON AND VIDEO VIEWINGS AVAILABLE ** OFFERED WITH NO CHAIN** - Outstanding three bedroom detached Family home WITH AMPL PARKING AND GARAGE. This lovely home forming part of the popular and sought after 'Harrington Park' development located on the outskirts of the town. The Well-presented accommodation has been decorated and has new flooring throughout. The property comprises Entrance Hall, Cloakroom W.C, Lounge/Sitting Room and Kitchen/Diner. Landing to three bedrooms (Two double and one good size single), En-suite to Master and a Family bathroom with shower over. Enclosed garden, parking and Garage to rear.

(Standard Development maintenance contribution charge c.£255 Per Year TBC)

ENTRANCE HALL

Via opaque double glazed timber/panelled door, stair case rising to first floor landing and storage cupboard under, double power point, single panelled radiator and doors to Lounge/Sitting Room, Cloakroom/Wc and Kitchen/Dining Room

CLOAKROOM/WC

Comprising close coupled Wc, corner wash hand basin wand tiled surrounds, single panelled radiator and opaque Upvc double glazed window to front

LOUNGE/SITTING ROOM

15'8" x 10'2" max (4.78m x 3.11m max)
Having Upvc double glazed window to front and double panelled radiator under, Tv and telephone point, further double panelled radiator

KITCHEN/DINING ROOM

18'10" x 9'4" (5.76m x 2.87m)
With the kitchen offering a comprehensive range of high and base level cupboard units with drawer space and work tops, under pelmet and inset ceiling lighting, one and half bowl single drainer sink unit with mixer tap, built in NEW oven with four ring gas hob and stainless steel hood, further appliance space to including plumbing for automatic washing machine and space for fridge, Upvc double glazed window to rear and walk through to Dining Area having further single panelled radiator., Tv point, double glazed patio doors offering outlook and access to rear garden, wine rack

LANDING

Having Upvc double glazed window to side, double power point, loft hatch and panelled doors to Three Bedrooms, Bathroom and linen cupboard

BEDROOM ONE

10'2" x 11'8" (3.12m x 3.57m)
With Upvc double glazed window to front having single panelled radiator under, panelled door to En - Suite

EN-SUITE

comprising close coupled Wc, pedestal wash hand basin and shower cubicle all having tiled surrounds, opaque Upvc double glazed window to side and single panelled radiator

BEDROOM TWO

10'3" x 10'5" (3.14m x 3.19m)
Upvc double glazed window to rear and single panelled radiator

BEDROOM THREE

8'5" x 9'6" max (2.57m x 2.92m max)
L - Shaped room with Upvc double glazed window to rear and single panelled radiator

BATHROOM

Comprising close coupled Wc, pedestal wash hand basin with panelled bath having mixer tap and shower and screen over, tiling to all walls and single panelled radiator, Upvc double glazed window to front

OUTSIDE FRONT

Front court with flag stone path to entrance door and hedge perimeter

OUTSIDE REAR

The rear garden enjoys a westerly aspect and has an immediate paved patio yet mostly laid to lawn edged with timber panelled fencing, path leading to rear gate giving access to Garage

PARKING

Block paved parking for several vehicles leading to Garage

GARAGE

16' x 8' (4.88m x 2.44m)
With up and over door

CHARGE

Standard Development maintenance contribution charge c.£255 Per Year TBC



call to view 01536 418100

