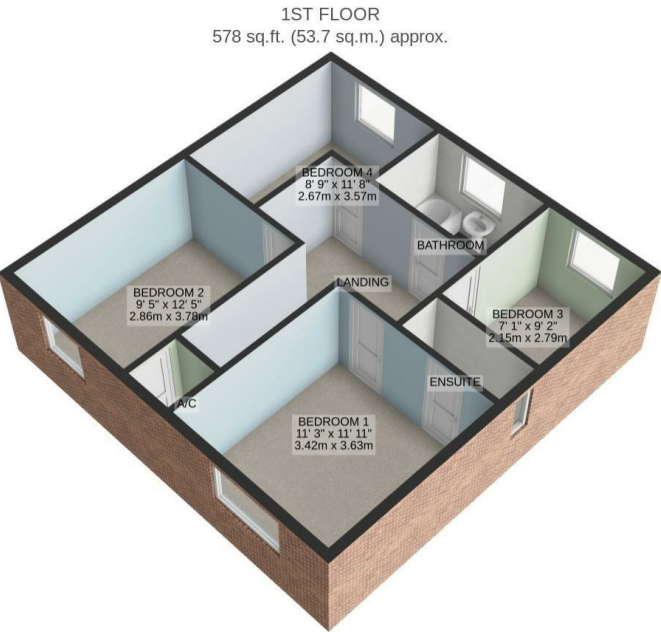
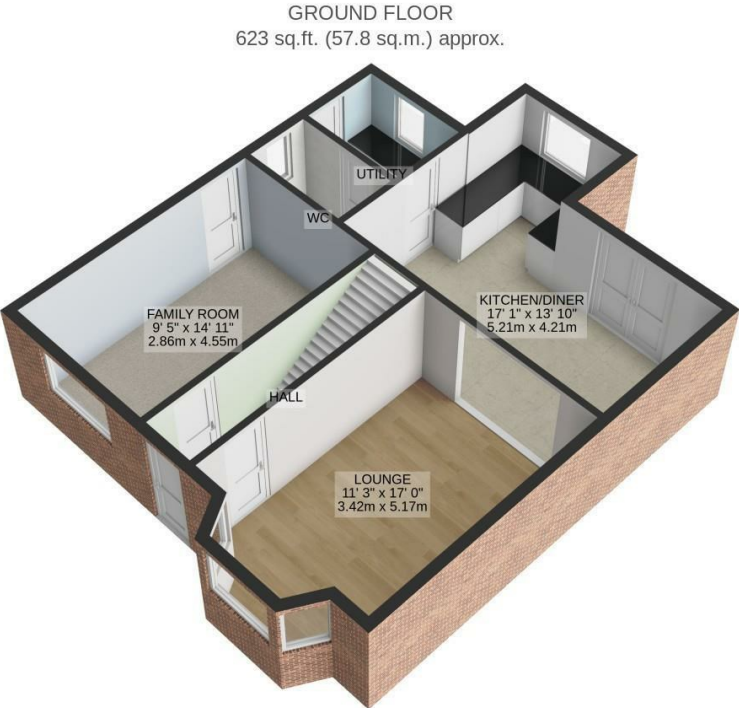


Terry Smith Avenue, Rothwell NN14 6FH



TOTAL FLOOR AREA : 1200 sq.ft. (111.5 sq.m.) approx.



Terry Smith Avenue, Rothwell NN14 6FH

- FIVE bedrooms
- Popular location
- Opposite children's play area
- Spacious Kitchen/Dining room
- Converted Garage (Bed 5/Study/playroom)
- Private rear garden with decked patio

PRICE
£340,000
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
01536 418100
info@simonac.co.uk
simonac.co.uk



****IN PERSON AND VIDEO VIEWINGS AVAILABLE ****Offered with NO CHAIN is this spacious bay fronted FIVE bedroom detached family home with a converted garage providing extra living/family space. Built by Messrs Morris Homes and occupying an excellent position opposite the children's play area on this popular estate, with other benefits to include a good sized enclosed rear garden with raised decking and entertaining area and an ensuite shower room to the main bedroom. The overall accommodation comprises storm porch, entrance hall, Lounge with bay window, L-shaped Kitchen/Dining Room, Utility room, Guest WC and Family room/study/bedroom five (converted garage). The first floor offers four bedrooms with the master boasting the aforementioned ensuite and a family bathroom. Outside is an open plan front garden with side by side parking on the driveway for two cars and the enclosed garden which offers a good degree of privacy. Viewing is recommended.

Agents Note: Estate Management Charge: £175.48 per annum.

RECPETION HALL

Via panelled door with stairs case raising to first floor landing and door to Lounge/Sitting Room and Family room/study/bedroom five (converted garage)

LOUNGE/SITTING ROOM

14'9" x 11'1" (4.50m x 3.40m)
With Upvc double glazed bay window to front over looking parks and recreational area, door to under stairs storage cupboard and double doors to Kitchen/Dining Room, radiator

KITCHEN/DINING ROOM

17'1" x 13'3" (5.21m x 4.06m)
With the Dining Area having double glazed double doors offering outlook and access to rear garden, the kitchen offering high and base level cupboard units with drawer space and work tops leading to breakfast bar area, sink unit and appliance space with plumbing for automatic washing machine/dishwasher, Upvc double glazed window to rear, radiator and door to Utility Room

UTILITY ROOM

Having further cupboard units and sink, double glazed window and door to rear garden, appliance space to include plumbing for automatic washing machine, further door to Cloakroom/Wc

CLOAKROOM/WC

Comprising opaque double glazed window to side, Wc and wash hand basin, radiator

LANDING

Having doors to Four Bedrooms and Bathroom

BEDROOM ONE

12'4" x 10'2" (3.78m x 3.12m)
Having Upvc double glazed window to front over parks and recreational area , double wardrobe providing clothes hanging and shelving space, radiator and door to En - Suite

EN-SUITE

Comprising shower cubicle, wash hand basin and Wc, opaque double glazed window to side, radiator

BEDROOM TWO

12'2" x 8'7" (3.71m x 2.64m)
Having Upvc double glazed window to front over parks and recreational area, radiator and airing cupboard housing hot water cylinder

BEDROOM THREE

10'0" x 8'7" (3.05m x 2.64m)
Having Upvc double glazed window to rear and radiator

BEDROOM FOUR

8'9 x 11'8 (2.67m x 3.56m)
Having Upvc double glazed window to rear and radiator

BEDROOM FIVE

9'4" x 14'11" (2.86m x 4.55m)
Versatile room formally Garage, offering further reception room/Study/Bedroom Five, double glazed door to side/rear garden

BATHROOM

Comprising panelled bath, Wc and wash hand basin, radiator, opaque Upvc double glazed window to rear

OUTSIDE FRONT

The front of the property offers off road parking for two vehicles, leading to entrance door and side gate to rear, lawn area with shrub and flower borders

OUTSIDE REAR

The rear garden has immediate paved patio area stepping onto lawn garden leading to raised decking area with seating, outside shed, pathway to side leading to front, the garden is enclosed by panelled fencing



call to view 01536 418100

