

Lancaster Road, NN14 6DW



GROUND FLOOR



1ST FLOOR



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- Three bedrooms
- NO CHAIN
- Ample Parking & Double Length Garage
- Pleasant Cul-De-Sac position

PRICE
£252,500
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.



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PRICE £252,500 FREEHOLD

****IN PERSON AND VIDEO VIEWS AVAILABLE **** Offered with NO CAHIN - WELL PRESENT THREE BEDROOM SEMI-DETACHED HOUSE WITH PARKING AND DOUBLE LENGTH GARAGE. This beautiful house, which is gas central heated and Upvc double glazed, comprises Reception Hall, Lounge/sitting room and re-fitted Kitchen. Landing offers three bedrooms and re-fitted Bathroom with shower over. Outside offers ample block paved parking and double length garage. to the front and well maintained enclosed rear garden with raised patio/decking area. Pleasant Cul-de-Sac position.

ENTER

Via double glazed door to front into Entrance Hall

RECEPTION HALL

Stairs raising to first floor accommodation, glass paned doors to Lounge/Dining Room and refitted Kitchen, radiator, ceramic tiled flooring, understairs storage area

KITCHEN

9'10" x 10'3" (3.01m x 3.14m)
Kitchen 9'10 (3.01m) x 10'3 (3.14m)
Double glazed window to rear and additional double glazed door to rear accessing decking and garden, refitted kitchen units at base and eye level with complimentary marble effect work tops, stainless steel electric oven and electric hob and stainless steel extractor fan, sink with half drainer and dual chrome mixer taps, tiling to all water sensitive areas, continuation of ceramic tiled flooring, plumbing for automatic washing machine, feature wall mounted radiator

LOUNGE/DINING ROOM

20'4" x 14'0" narrowing to 10'2" (6.2m x 4.29m narrowing to 3.12m)
Double glazed window to front, and double glazed French doors to rear accessing decking and garden area, two radiators, electric fitted fire with feature surround

LANDING

Double glazed window to side, doors to all rooms, loft access

BEDROOM ONE

10'4" x 10'4" (3.15m x 3.17m)
Double glazed window to front, radiator, double doors accessing airing cupboard housing hot water cylinder and additional storage

BEDROOM TWO

10'7" x 10'1" (3.24m x 3.09m)
Double glazed window to rear with rooftop views over countryside, radiator

BEDROOM THREE

6'9" x 8'10" (2.06m x 2.7m)
Double glazed window to front and radiator

FAMILY BATHROOM

Obscured double glazed windows to rear and side, three piece suite comprising of feature bath with curved shower screen, wall mounted multi functional electric shower, low level Wc, wash hand basin set in vanity unit with additional storage under, floor to ceiling tiling and feature wall mounted radiator, ceramic tiled flooring

OUTSIDE FRONT

Block paved driveway offering off road parking for four/five vehicles leading to Garage

GARAGE

Double Length garage with up and over door, power and lighting connected, rear access to rear garden, plus wall mounted boiler

OUTSIDE REAR

Split level decking area with steps down to lawn area having shrub borders and flower beds, private enclosed garden with wooden fenced perimeter

DIRECTIONAL NOTE

Take a left out of the Rothwell office, right at the roundabout onto Bridge Road, continue through the town on Glendon Road taking the left turning into Kipton Fields and seond left into Lancaster Road where the property can be located on the left hand side



call to view 01536 418100

