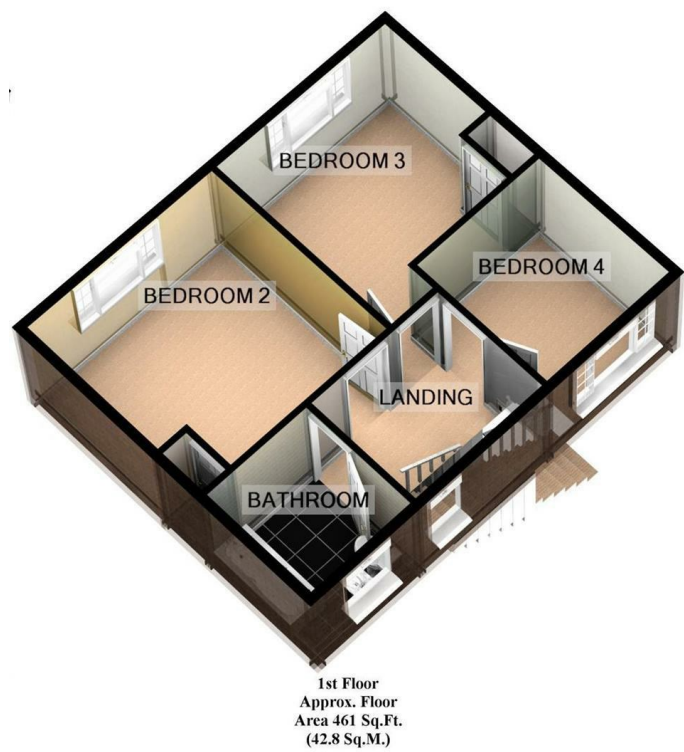
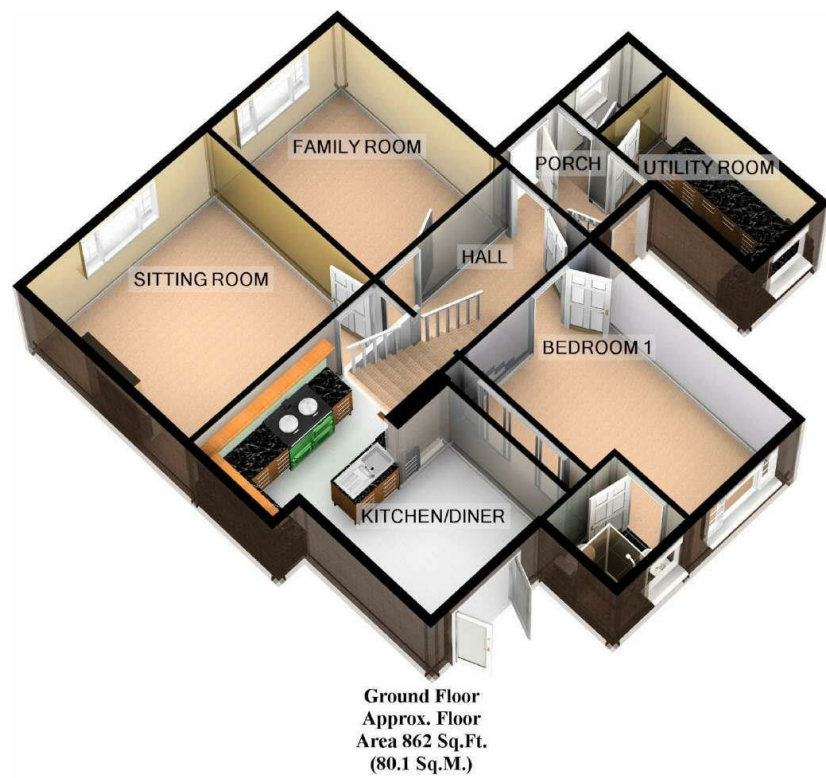


Underwood Road, Rothwell NN14 6HX



Underwood Road, Rothwell NN14 6HX

- 4 Bedrooms
- Semi Detached Family Home
- Excellent Condition throughout
- Good Size Garden
- Off Road Parking
- Ground Floor Extension (Main bedroom, ensuite, dining room)
- 3 Reception Rooms

PRICE
£275,000

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 £275,000 FREEHOLD

****IN PERSON AND VIDEO VIEWINGS AVAILABLE OF PROPERTY ****Found in excellent decorative order throughout is this extended four bedroom semi detached family home, offering three separate reception rooms and a good sized enclosed rear garden. Other benefits include off road parking, ensuite shower room and built in appliances in the kitchen. The generous accommodation comprises entrance hall, guest WC, Utility room, inner hall, Lounge, family room, kitchen with range cooker, dining room and the main bedroom with ensuite shower room. The first floor offers three further bedrooms and family bathroom. Outside to front is a small enclosed garden with driveway to side. The rear garden provides a good sized plot ideal for entertaining or home grown produce. Internal viewings are strongly recommended.

ENTRANCE PORCH

Via double glazed composite door, having panelled doors to Cloakroom/WC, Utility Room, double glazed door to rear with side screen giving access to Rear garden, door to side into Hallway, ceramic tiled flooring

CLOAKROOM/WC

Having double glazed window to side, low level Wc, wall mounted wash hand basin having tiled surrounds, continuation of ceramic tiled flooring

UTILITY ROOM

Having double glazed window to rear, a range of refitted kitchen units at base and eye level with complimentary work tops, appliance space to include plumbing for automatic washing machine and continuation of ceramic tiled flooring

HALLWAY

Having stair case raising to first floor landing, opening through to Kitchen, panelled doors to Lounge/Sitting Room and separate Dining Room and extension to Bedroom One, continuation of ceramic tiled flooring and radiator

LOUNGE/SITTING ROOM

13'8" x 12'11" (4.17m x 3.96m)
Having double glazed window to front with radiator under, feature cast iron log burner set in chimney breast with tiled hearth and wood effect laminated flooring

FAMILY ROOM

12'11" x 9'8" (3.95 x 2.95)
Upvc double glazed window to front, double radiator, wood laminate flooring, shelved storage.

KITCHEN AREA

11'11" x 6'3" (3.65m x 1.92m)
A range of refitted kitchen units at base and eye level with wood effect work tops having tiled surrounds, ceramic tiled flooring, ceramic sink and half drainer with mixer tap, further integrated appliances to include built in dishwasher and space for range style oven with extractor over, open plan and walk through to Dining Area

DINING AREA

9'10" x 8'9" (3.02m x 2.68m)
Having double glazed patio doors to rear accessing garden, additional sky light, continuation of ceramic tiled flooring, feature heated vertical radiator, space for dining table, chrome inset spot lights to ceiling

BEDROOM ONE

15'2" x 8'2" (4.63m x 2.51m)
Having double glazed window to rear, radiator, a range of fully fitted mirror fronted wardrobes providing clothes hanging and shelving space and door to En - Suite

EN-SUITE

Having obscured double glazed window to rear, three piece suite comprising of double shower cubicle with glass sliding door, mains chrome shower, vanity wash hand basin with cupboard below and low level Wc, tiling to all walls, ceramic tiled flooring and inset spot lights to ceiling

LANDING

Having double glazed widow to side, loft access, Panelled doors to three Bedrooms and Refitted Bathroom

BEDROOM TWO

12'11" x 12'0" (3.94m x 3.67m)
Having double glazed window to front, radiator and built in storage cupboard and shelving

BEDROOM THREE

10'9" x 10'5" (3.28m x 3.19m)
Having double glazed window to front, radiator and built in storage cupboard

BEDROOM FOUR

8'9" x 8'3" (2.67m x 2.52m)
Having double glazed window to rear and radiator

BATHROOM

Having obscured double glazed window to rear, three piece suite comprising of panelled bath with glass shower screen and electric shower over, low level Wc, pedestal wash hand basin, tiling to walls and radiator

OUTSIDE FRONT

Mainly laid to lawn with shrub borders and flower beds with hedge perimeter and brick wall to front leading to open plan driveway to side with off road parking for two vehicles and access to rear garden

OUTSIDE REAR

Having immediate gravel area with side path to property, pond and shrubbery stepping up to large patio area with grassed garden with shrub and flower borders further decking area with pagoda, wooden built storage shed and hedge row and fencing to further lawned garden area with mature trees and raised vegetable patches and further storage shed, the rear garden is enclosed with wooden fenced perimeter, gated access to front



call to view 01536 418100

