



Cross Street, Rothwell NN14 6DD

- No Chain
- Off road parking for several cars
- Refitted Kitchen
- Good sized enclosed rear garden
- Spacious out building
- Upvc double glazed

PRICE
£265,000

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.



23 High Street, Rothwell
01536 418100
info@simonac.co.uk
simonac.co.uk



****IN PERSON AND VIDEO VIEWINGS AVAILABLE OF PROPERTY **** Offered with NO CHAIN is this two bedroom detached bungalow, sitting on a generous plot, ideally located close to the town centre, shops and other local amenities. The property is both oil fired central heated and Upvc double glazed with other benefits to include off road parking for SIX or more vehicles, a good sized rear garden, recently refitted kitchen and including a large brick built detached ('former BT exchange') out building to the side of the bungalow suitable for storage, home office or future conversion. The overall accommodation of the bungalow comprises storm porch, entrance hall, two bedrooms, bathroom, spacious L-shaped lounge/dining room, kitchen and utility room. Outside is the aforementioned drive way to front providing ample off road parking, the outbuilding and good sized enclosed rear garden.

ENTRANCE HALL

Via obscured Upvc double glazed composite door, single panelled radiator, doors to Two Bedrooms, Lounge/Dining Room and Bathroom

BEDROOM ONE

12'7" x 9'10" (3.85m x 3m)
Having Upvc double glazed window to front and single panelled radiator

BEDROOM TWO

7'8" x 8'2" min to front of built in wardrobes (2.35m x 2.5m min to front of built in wardrobes)
Having Upvc double glazed window to front and single panelled radiator, built in double wardrobe providing clothes hanging and shelving space

BATHROOM

9'10" max x 6'6" max narrowing to 4'7" (3m max x 2m max narrowing to 1.4m)
Three piece suite comprising close coupled Wc, vanity wash hand basin and twin grip panelled bath with wall mounted shower over, complimentary tiling to walls, obscured double glazed window to side, wall mounted heated towel rail/radiator, loft hatch, airing cupboard housing hot water cylinder and shelving space, extractor fan

LOUNGE/DINING ROOM

24'9" x 14'9" max narrowing to 11'5" (7.55m x 4.5m max narrowing to 3.5m)
L-shaped room with Upvc double glazed window to side, further Upvc double glazed window to rear and sliding double glazed patio doors to West facing rear garden, one double and two single panelled radiators, door to Kitchen

KITCHEN

12'7" x 9'10" (3.85m x 3m)
Recently fitted high and base level cupboard units with drawer space and work tops, stainless steel sink and half drainer with mixer tap, integrated appliances to include slim line dishwasher and fridge, built in four plate hob with electric oven and extractor fan and hood over, stone tiled flooring, Upvc double glazed window to rear, single panelled radiator, door to Inner Hallway

INNER HALLWAY

Having obscured Upvc double glazed composite door to side and rear garden, step and door to Utility Room

UTILITY ROOM

11'11" x 5'4" (3.65m x 1.65m)
Recently fitted high and base level cupboard units with work tops having tiled surrounds, stainless steel single drainer sink unit, appliance space to include plumbing for automatic washing machine, single panelled radiator, Upvc double glazed window to side

OUTSIDE FRONT

To the front of the property there is tarmac driveway with parking for numerous vehicles, with access to both sides, (Agents Note - on site there is the BT exchange brick built structure - on separate deeds, ideal for storage and further development)

OUTSIDE REAR

The rear garden is Westerly Facing with immediate paved patio and being mostly laid to lawn in two parts, in needs of cultivation and general maintenance, - well stocked and deep shrub borders

