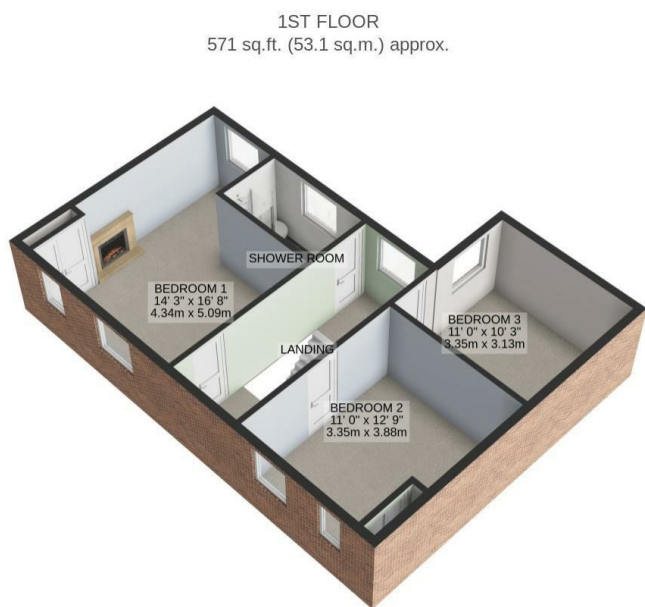


Ragsdale Street, Rothwell NN14 6DF



TOTAL FLOOR AREA : 1285 sq.ft. (119.3 sq.m.) approx.



Ragsdale Street, Rothwell NN14 6DF

- Three double bedrooms
- NO CHAIN
- Double bay fronted family home
- In need of some modernisation yet new roof system being installed
- Two separate reception rooms

PRICE
£220,000
OFFERS IN EXCESS
OF

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



Ragsdale Street, Rothwell NN14 6DF

PRICE £220,000 FREEHOLD

****IN PERSON AND VIDEO VIEWS AVAILABLE**** Spacious double bay fronted, three bedroom semi detached family home with good sized rear garden in need of some updating and care and offered to the market with NO CHAIN. The property is double glazed and gas central heated with other benefits to include two separate reception rooms and three double bedrooms. The overall accommodation comprises entrance hall, guest WC, family room, generous Lounge/dining room, kitchen and utility room (single skin wall). The first floor offers three genuine double rooms and shower room. Outside is a front court and well proportioned enclosed rear garden.

AGENTS NOTE: THE SELLERS ADVISE, A NEW ROOF SYSTEM BEING INSTALLED 1) Remove existing slates, 2) Strengthen existing timbers, 3) Attach new felt and batons, 4) Install new concrete tiles.

ENTRANCE HALL

Via glazed and timber door, quarry tiled floor, stair case raising to first floor landing, single panelled radiator, Upvc double glazed window to rear, timber doors to Family Room and under stairs storage cupboard and glazed timber door to Lounge/Dining Area, doorway to Inner Hallway

INNER HALLWAY

Continuation of quarry tiled flooring, single panelled radiator, wall mounted boiler, Upvc double glazed window to rear and sliding door to Cloakroom/Wc

CLOAKROOM/WC

Having close coupled Wc, obscured double glazed window to rear and continuation of quarry tiled flooring

FAMILY ROOM

11'5" min plus bay x 10'9" (3.5m min plus bay x 3.3m)
Having Upvc double glazed bay window to front, wood strip flooring, picture rails, double panelled radiator, tiled feature fire place with display mantel and grate housing open fire

LOUNGE/DINING ROOM

11'11" min plus bay x 10'9" x 10'5" x 9'10" in the (3.65m min plus bay x 3.3m x 3.2m x 3m in the dinin)
Having Upvc double glazed bay window to front, picture rails, double panelled radiators, Adam style feature fire place with display mantel and grate, housing living flame gas fire, built in cupboards and drawer space to side with further glazed shelved storage, opening through to dining area having further Upvc double glazed window to side, further single panelled radiator, built in storage and drawer space, picture rails, timber panelled door and step to Kitchen

KITCHEN

8'10" x 7'4" (2.7m x 2.25m)
Having a basic range of high and base level cupboard units with drawer space and work surface areas, built in four ring gas hob, extractor fan over and electric oven, appliance space to include plumbing for automatic washing machine and further appliance space, single bowl single drainer stainless steel sink unit, quarry tiled flooring, Upvc double glazed window to side, door to Utility Room

UTILITY ROOM

Having work surface areas, quarry tiled flooring, window to side, ample appliance space, obscured double glazed door to side leading to rear garden

LANDING

Having Upvc double glazed window to rear enjoying views over the rear garden, timber panelled doors to Three Double Bedrooms and Shower Room

DOUBLE BEDROOM ONE

13'7" x 11'5" min plus recess (4.15m x 3.5m min plus recess)
Having two Upvc double glazed windows to front and further Upvc double glazed window to rear over looking rear garden, picture rails, double panelled radiator, built in double wardrobe providing clothes hanging and shelving space, ornate feature fire place with display mantel

DOUBLE BEDROOM TWO

11'11" x 10'9" (3.65m x 3.3m)
Having two Upvc double glazed windows to front, laminated wood block style flooring, ornate feature fire place with display mantel, built in double wardrobe providing clothes hanging and shelving space, picture rails and single panelled radiator

DOUBLE BEDROOM THREE

10'5" x 10'7" (3.2m x 3.25m)
Having Upvc double glazed window to side, single panelled radiator and ornate feature fire place with display mantel

SHOWER ROOM

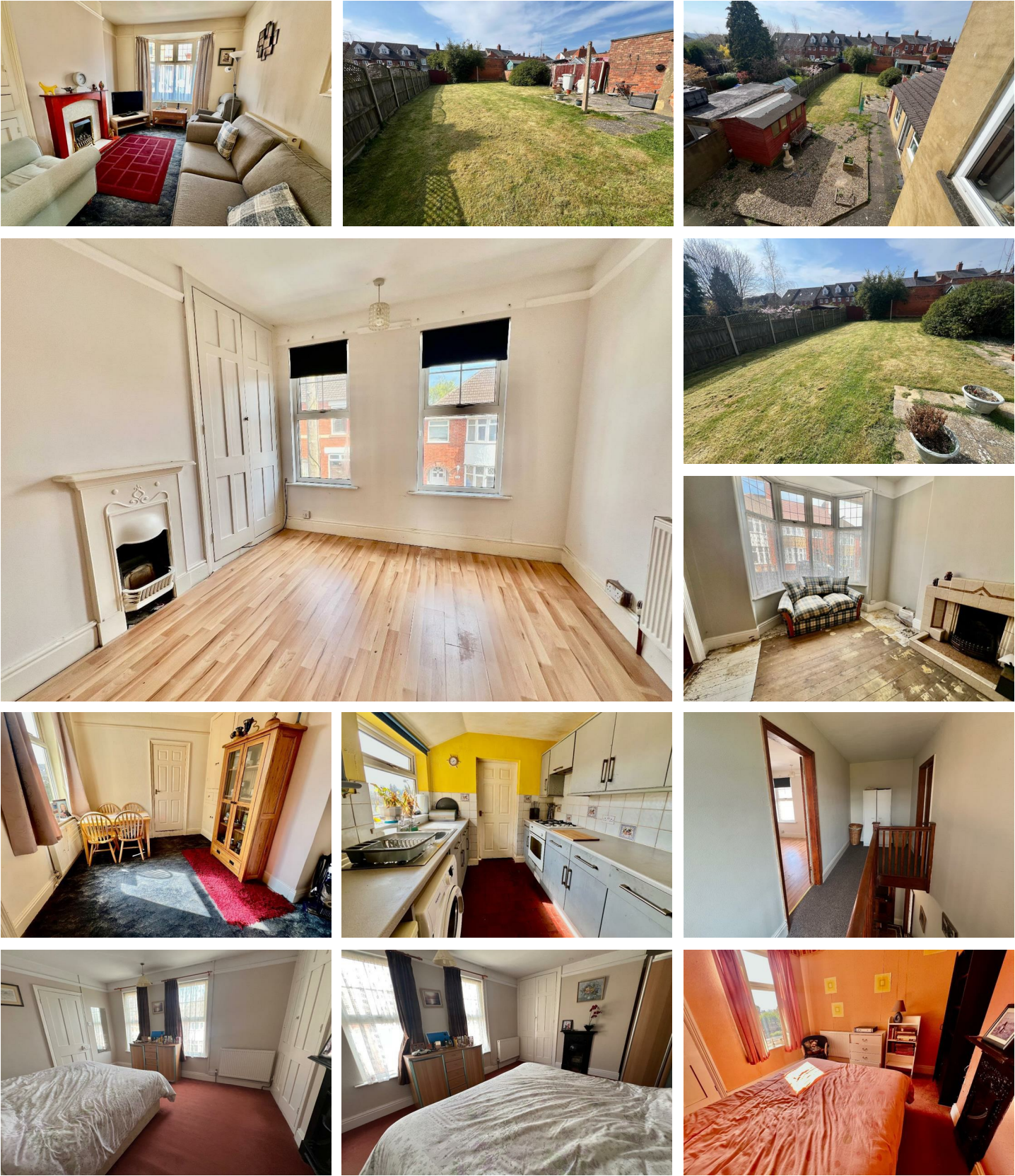
three piece suite comprising of close coupled Wc, vanity wash hand basin and shower cubicle, obscured Upvc couple glazed window to rear, loft hatch and single panelled radiator

OUTSIDE FRONT

The front has a concrete front courtyard area for low maintenance with timber gate to side leading to rear garden

OUTSIDE REAR

The rear garden is a particular feature to the property being Westerly facing having paved and gravel patio area, timber shed, further paved patio areas, the main part of the garden is mainly laid to lawn and enclosed by combination of high level brick retaining wall and timber panelled fencing, outside tap



call to view 01536 418100

