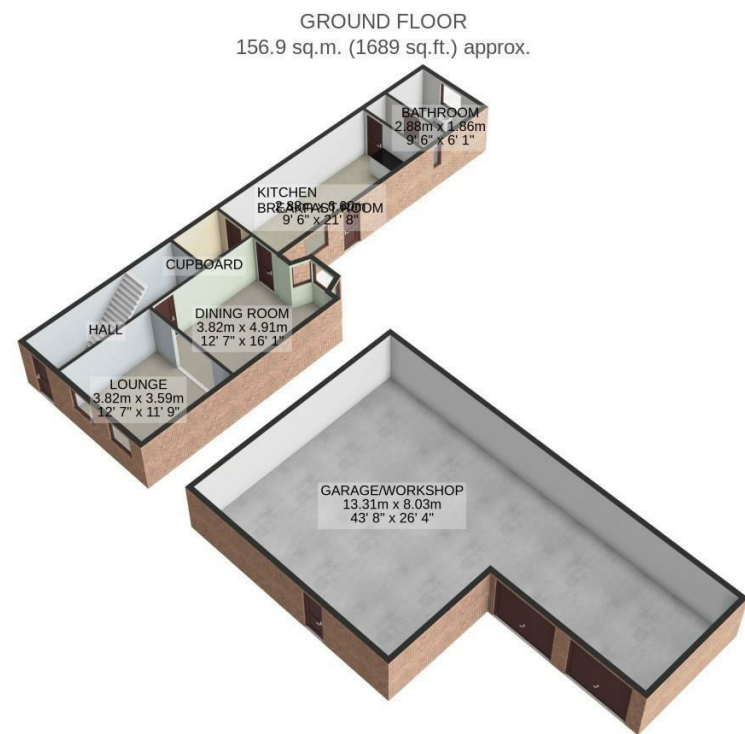


Tresham Street, NN16 8RS



TOTAL FLOOR AREA : 207.4 sq.m. (2232 sq.ft.) approx.

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.



Tresham Street, NN16 8RS

- No Chain
- PARKING, GARAGES/WORKSHOP
- Two separate reception rooms
- Extended kitchen/breakfast room
- In need of refurbishment
- Three double bedrooms

PRICE
£240,000
OFFERS IN EXCESS
OF

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 good sized THREE double bedroom end of terrace family home, in need of complete refurbishment, but boasting a DRIVEWAY PROVIDING OFF ROAD PARKING, DETACHED DOUBLE GARAGE WITH FURTHER SINGLE GARAGE AND WORKSHOP ATTACHED. The house is gas central heated and part double glazed with other benefits to include two separate reception rooms and an extended kitchen/breakfast room. The overall accommodation comprises storm porch, entrance hall, lounge, separate dining room, kitchen/breakfast room and downstairs bathroom. The first floor offers landing and three double bedrooms. Outside is the driveway, garages/workshop.

ENTRANCE HALL

Via obscure double glazed door, single panelled radiator, stair case raising to first floor landing, door into Dining Room

DINING ROOM

12'5" c 13'11" max into bay narrowing to 12'1" (3.8m c 4.25m max into bay narrowing to 3.7m)
Having Upvc double glazed bay window to rear, double panelled radiator, brick built feature fire place with display mantel and hearth currently housing gas fire, part obscured original sash window to side, feature archway to Lounge/Sitting Room and panelled door to Kitchen/Breakfast Area

LOUNGE/SITTING ROOM

12'5" x 11'5" (3.8m x 3.5m)
Two Upvc double glazed windows to front, single panelled radiator, brick built feature fire place with display mantel and hearth housing gas fire

KITCHEN/BREAKFAST ROOM

21'5" x 9'4" (6.55m x 2.85m)
Extended room with breakfast area having single panelled radiator, door to under stairs shelved storage cupboard, built in storage cupboards, obscured Upvc double glazed door to side, open plan to kitchen area offering a basic range of high and base level cupboard units, with drawer space and work tops, single bowl single drainer sink unit, Upvc double glazed window to side, appliance space, gas cooker point, ceramic tiled flooring, wall mounted boiler, panelled door to Utility Room

INNER HALL

Continuation of ceramic tiled flooring, single panelled radiator, Upvc double glazed window to side, work surface areas with storage cupboard and door to Bathroom

BATHROOM

5'8" x 8'10" (1.75m x 2.7m)
Three piece suite comprising panelled bath, close coupled Wc and pedestal wash hand basin, part complimentary tiling to walls, obscured double glazed window to rear, continuation of ceramic tiled flooring, double panelled radiator

LANDING

Having doors to Three Double Bedrooms and over stairs storage cupboard with small loft hatch

DOUBLE BEDROOM ONE

15'10" x 11'5" (4.85m x 3.5m)
Having two Upvc double glazed windows to front, single panelled radiator and ornate feature fire place

DOUBLE BEDROOM TWO

12'1" x 9'10" (3.7m x 3m)
Having Upvc double glazed window to rear, single panelled radiator, ornate feature fire place

DOUBLE BEDROOM THREE

13'9" x 9'4" (4.2m x 2.85m)
Having Upvc double glazed window to rear and single panelled radiator

OUTSIDE

Having driveway to the side of the proport providing off road parking for several vehicles leading to oversize Double Garage and Workshop having power and lighting connected, with further extended Garage and storage space on an L-Shaped with its own up and over door access from Wellington Street - Where there is shared access for pedestrians and vehicles access for neighbouring properties - driveway also offers outside tap
Double Garage/Workshop and extended garage measures 8.5m x 8.3m narrowing in the extending area to 5.25m x 3.25m



call to view 01536 418100

