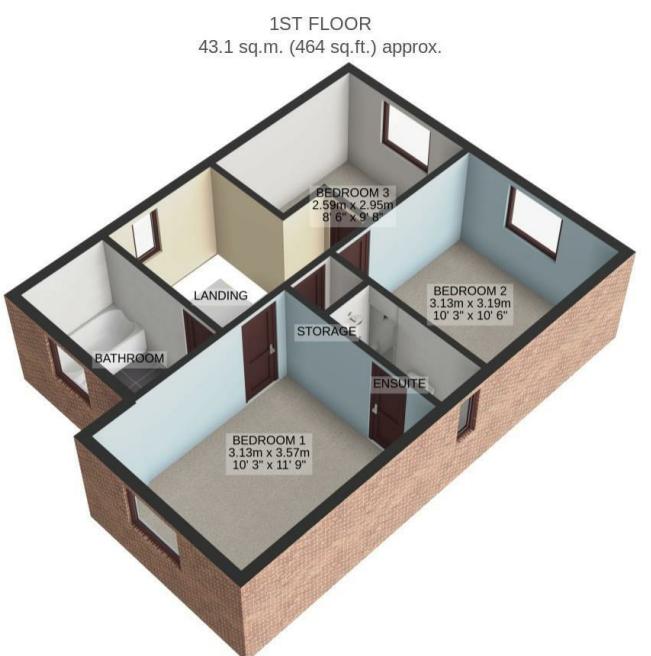


Terry Smith Avenue, Rothwell NN14 6FH



TOTAL FLOOR AREA : 86.2 sq.m. (928 sq.ft.) approx.



Terry Smith Avenue, Rothwell NN14 6FH

- Well presented throughout
- Popular location
- THREE bedrooms
- Ensuite shower room
- Parking and Garage
- Close to play area
- Viewing strongly recommended

PRICE
£310,000

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 VIEWINGS AVAILABLE OF PROPERTY **An outstanding THREE bedroom detached family home, found in excellent decorative order throughout and located on a popular estate, positioned close to the play area. The property offers gas central heating and Upvc double glazing with other benefits to include an en-suite to the main bedroom and pleasant enclosed rear garden. The overall accommodation comprises entrance hall, guest WC, Lounge and kitchen/dining room. The first floor offers three bedrooms with the main bedroom boasting an en-suite shower room, and the family bathroom. Outside is a small open plan front garden with driveway to side providing tandem off road parking for two cars in front of a single garage and the aforementioned enclosed rear garden. Viewing is an absolute must!

Development Charge c. £176pa

ENTRANCE HALL

Via opaque double glazed timber/panelled door, stair case rising to first floor landing and storage cupboard under, laminated wood block style flooring, single panelled radiator and doors to Lounge/Sitting Room, Cloakroom/Wc and Kitchen/Dining Room

CLOAKROOM/WC

Comprising close coupled Wc, corner wash hand basin wall tiled surrounds, single panelled radiator, continuation of laminated wood block style flooring and opaque Upvc double glazed window to front

LOUNGE/SITTING ROOM

15'8" x 10'2" max (4.78m x 3.11m max)

Having Upvc double glazed window to front with views over parkland and double panelled radiator under, further double panelled radiator and feature main Tv wall

KITCHEN/DINING ROOM

18'10" x 9'4" (5.76m x 2.87m)

The kitchen offers a comprehensive range of high and base level cupboard units with drawer space and work tops, one and half bowl single drainer sink unit with mixer tap, built in oven with four ring gas hob and stainless steel hood, further appliance space to including plumbing for automatic washing machine and space for fridge/freezer, Upvc double glazed window to rear and walk through to Dining Area having further single panelled radiator, continuation of laminated wood block style flooring, double glazed patio doors offering outlook and access to rear garden

LANDING

Having Upvc double glazed window to side, double power point, loft hatch and panelled doors to Three Bedrooms, Bathroom and linen cupboard

BEDROOM ONE

10'2" x 11'8" (3.12m x 3.57m)

With Upvc double glazed window to front with views over parkland having single panelled radiator under, wood panelling to walls and panelled door to En - Suite

EN-SUITE

comprising close coupled Wc, pedestal wash hand basin and shower cubicle all having tiled surrounds, opaque Upvc double glazed window to side and single panelled radiator

BEDROOM TWO

10'3" x 10'5" (3.14m x 3.19m)

Upvc double glazed window to rear and single panelled radiator

BEDROOM THREE

8'5" x 9'6" max (2.57m x 2.92m max)

L - Shaped room with Upvc double glazed window to rear and single panelled radiator and panelling to walls

BATHROOM

Comprising close coupled Wc, pedestal wash hand basin with panelled bath having mixer tap and shower and screen over, tiling to all walls and floor and heated towel rail/radiator, Upvc double glazed window to front

OUTSIDE FRONT

The front offers flag stone path to entrance door, lawn garden with shrub borders leading to side, parking and Garage

PARKING

Having tandem parking for two vehicles, leading to Garage and side gate to rear garden

GARAGE

16' x 8' (4.88m x 2.44m)

With up and over door

OUTSIDE REAR

The rear garden has an immediate paved patio yet mostly laid to lawn with gravel and raised borders stepping up to decking area, the rear garden is enclosed with panelled fencing



call to view 01536 418100

