



**HENDERSON
CONNELLAN**
ESTATE AGENTS

Balfour Drive, Rothwell, NN14

"A plot of truly epic proportions"

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"A plot of truly epic proportions"

This extended Semi detached home is discreetly positioned within this small select Cul De Sac occupying a significant plot with fabulous wrap around gardens, perfect for an avid gardener, child's play or scope to extend subject to planning permission.

The well-presented interior benefits from gas central heating and UPVC double glazing to include an entrance hall, generous living room with feature fireplace and an impressive L-shaped kitchen/dining/family room. Upstairs there is a principal bathroom and three bedrooms, two of which are double-sized. Outside the block paved driveway offers parking for two/three cars leading to a single garage and the garden extends to the side and across the back of the house. The heart of Rothwell with fabulous Restaurants, shops, doctors surgery and schooling are a short walk away.

Kitchen - 3.07m x 2.62m (10'1" x 8'7")

Living Room - 6.25m x 4.39m (20'6" x 14'5")

Dining/Sitting Room - 2.13m x 5.26m (7'0" x 17'3")

Bedroom 1 - 3.25m x 3.51m (10'8" x 11'6")

Bedroom 2 - 2.9m x 3.2m (9'6" x 10'6")

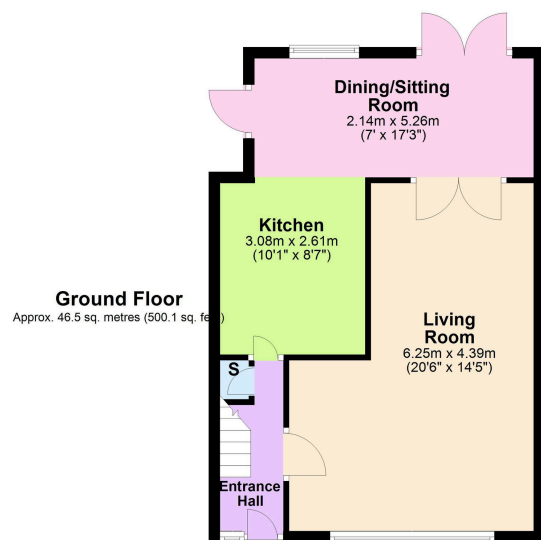
Bedroom 3 - 2.11m x 2.67m (6'11" x 8'9")

Bathroom - 1.68m x 1.88m (5'6" x 6'2")

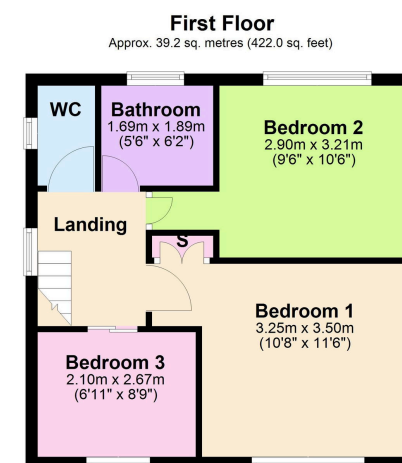




- Gas Central Heating
- UPVC Double Glazing
- Living Room with feature fireplace and living flame gas fire
- Free flowing, Kitchen/Dining/Family room
- Three bedrooms
- Close to Local Amenities
- COUNCIL TAX: B
- EPC RATING: PENDING



Total area: approx. 85.7 sq. metres (922.1 sq. feet)



Disclaimer: These particulars do not form part of any offer or contract and should not be relied upon as statements or representations of fact. Any areas, measurements of distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.

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