



Rose Close, Rothwell NN14 6SY

- THREE double bedrooms
- NO CHAIN
- Two separate reception rooms
- Off road PARKING to rear
- Ensuite to main bedroom
- Low maintenance enclosed rear garden

PRICE
£235,000
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.

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SIMON & CO.
ESTATE AGENTS

**IN PERSON AND VIDEO VIEWINGS AVAILABLE ** Offered with NO CHAIN is this extended and double fronted THREE double bedroom end of terrace property, situated on this popular estate. The house offers gas central heating and double glazing with other benefits to include two separate reception rooms, ensuite shower room to the main bedroom and allocated off road PARKING for two cars in a communal car park accessed at the rear of the property. The overall Accommodation comprises entrance porch, Lounge, Separate family room, kitchen/Dining room and Utility room (accessed externally). The first floor offers landing, three double bedrooms with the main bedroom having the ensuite shower room and the family bathroom. Outside is an open plan front garden, low maintenance enclosed rear garden and the aforementioned allocated off road parking in the communal car park to rear.

ENTRANCE PORCH

Entrance via panelled door and further internal door to Lounge/Sitting Room and opening to Dining Room

LOUNGE/SITTING ROOM

12'10" x 11'4" plus open plan stairs (3.92m x 3.47m plus open plan stairs)

Having double glazed window to front, stair case raising to first floor landing with storage alcove under, double panelled radiator, ceiling coving, laminated wood block style flooring, panelled door to Kitchen/Breakfast Room and walk through to Lounge/Sitting Room

DINING ROOM

21'5" x 8'9" (6.53m x 2.68m)

Having double glazed window to front, continuation of wood block style flooring, double panelled radiator, wall light points and ceiling coving

KITCHEN/BREAKFAST ROOM

14'6" x 11'4" (4.42m x 3.47m)

Offering a range of high and base level cupboard units with drawer space, work tops having tiled surrounds, four ring gas hob and oven, sink and half drainer, double glazed window and door to rear garden offering outlook and access to rear garden, double panelled radiator

UTILITY AREA

Access from rear garden and offering plumbing for automatic washing machine, and additional appliance space and storage, wall mounted boiler, power and light connected

LANDING

Having panelled doors to Three Double Bedrooms, Family Bathroom and double cupboard, main loft hatch

BEDROOM ONE

20'0" x 8'9" (6.12m x 2.69m)

Good size double bedroom with double glazed window to front, panelled door to En - Suite, single panelled radiator, additional access to further loft space, laminated wood block style flooring

EN-SUITE

Three piece suite comprising of Wc, wash hand basin and shower cubicle, opaque double glazed window to rear, heated towel rail/radiator

BEDROOM TWO

12'9" x 8'4" widening to 11'2" (3.91m x 2.56m widening to 3.41m)

Having double glazed window to front, single panelled radiator and laminated wood block style flooring

BEDROOM THREE

Having double glazed window to rear, single panelled radiator and laminated wood block style flooring

BATHROOM

Refitted three piece suite comprising of panelled bath with shower over and tiled surrounds, Wc and wash hand basin

OUTSIDE FRONT

Open plan grassed front with central paved path leading to Entrance Door

OUTSIDE REAR

The rear garden is enclosed by panelled fencing being mostly paved for low maintenance, shed and rear gate giving access to allocated parking

PARKING

Private allocated parking for two vehicles in communal carpark area



call to view 01536 418100

