



Terry Smith Avenue, Rothwell NN14 6FG

- Two Double Bedrooms
- Parking x 2
- Beautifully Presented
- Cul-De-Sac

PRICE
£895

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 AND VIDEO VIEWINGS AVAILABLE ** TWO DOUBLE Bedroom end-of-row Townhouse with block paved double parking and enclosed side garden. Gas central heated and double glazed. Entrance Hall, cloakroom W.C., Lounge/sitting room and Kitchen/diner with built in cooking facilities. Landing to two double bedroom and bathroom suite with shower over. Enclose side garden.

ENTRANCE HALL

Via double glazed and solid wood panelled door, further doors to Lounge/Sitting Room , Kitchen/Dining Room, Cloakroom/Wc and storage cupboard, stairs raising to first floor landing, single panelled radiator and double power point

CLOAKROOM/WC

Comprising close coupled Wc and wash hand basin with cupboards under, opaque Upvc double glazed window to front and single panelled radiator

LOUNGE/SITTING ROOM

10'9" x 12'2" (3.29m x 3.71m)

Having dual aspect Upvc double glazed windows to both front and side, double panelled radiator

KITCHEN/DINING ROOM

Offering a range of high and base level cupboard units with drawer space and work tops having tiled surrounds, under pelmet lighting and inset ceiling lighting, one and half bowl single drainer sink unit with mixer tap, appliance space with area for tall fridge/freezer and plumbing for automatic washing machine, built in oven, four ring gas hob and extractor over, area for dining table, Upvc double glazed window to front and French style Upvc double glazed double doors offering outlook and access to side garden

GALLERY LANDING

Having doors to Two Double Bedrooms and Bathroom, loft hatch and double power point

BEDROOM ONE

12'2" x 10'9" (3.71m x 3.29m)

Having Upvc double glazed windows to both front and side, single panelled radiator

BEDROOM TWO

12'1" x 10'0" (3.69m x 3.06m)

Having Upvc double glazed windows to rear and side , single panelled radiator

BATHROOM

Three piece suite comprising close coupled Wc, vanity wash hand basin and panelled bath with shower and screen over, opaque Upvc double glazed window to front and single panelled radiator, shaver point

OUTSIDE FRONT

To the front there is block paved parking for two vehicles (side by side), side gate to rear garden

OUTSIDE REAR

35'3" x 20'7" (10.75m x 6.28m)

The rear garden is enclosed with timber panelled fencing having flagstone patio and larger lawn area, outside tap

DIRECTIONAL NOTE

take a right out of the Rothwell office, second right into Fox Street, continuing into Harrington Road, take the last left into Terry Smith Avenue and continue around to the right where the property can be located in a private cul - de - sac position, found on the right



call to view 01536 418100

