



## Evison Road, Rothwell NN14 6AL

- Three Bedrooms
- Offered with NO CHAIN
- Well presented throughout
- Rear Garden with shed store and decking

PRICE  
£215,000  
CHAIN FREE

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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OFFER WITH NO ONWARD CHAIN is this good size and well presented THREE Bedroom terrace home with garden to rear. Gas central heated and double glazed. Entrance Hallway opening into 25' (7.60m) through Lounge/dining room, Kitchen, rear hall and bathroom suite. Landing to three bedrooms. Enclosed rear garden and shed.

## ENTRANCE

Via opaque uPVC panelled door, double panelled radiator and glazed/timber door to Lounge/Dining Room

## LOUNGE/DINING ROOM

24'11" x 14'4" max in the lounge area narrowing to (7.60m x 4.37m max in the lounge area narrowing to)

Having open plan stair case raising to first floor landing with storage cupboard under, uPVC double glazed windows to both front and rear, two double panelled radiators, fire place with marble hearth and inset housing living flame style coal effect gas fire, artex ceiling edged with coving, and glazed door to Kitchen

## KITCHEN

11'2" x 7'10" (3.42m x 2.40m)

Offering a range of high and base level cupboard units with drawer space and work tops having tiled surrounds, inset single drainer sink unit with mixer tap, appliance space with gas cooker point (cooker maybe included within let as an item of good will) further appliance space including plumbing for automatic dishwasher, uPVC double glazed window to side, single panelled radiator, tiled floor and doorway through to Rear Hall

## REAR HALL

Having walk in storage area, combination boiler, opaque uPVC double glazed door to side and panelled door to Bathroom

## BATHROOM

Three piece suite comprising close coupled WC, pedestal wash hand basin, panelled bath with shower over, full tiled surrounds to floor, opaque uPVC double glazed window to rear and single panelled radiator

## LANDING

Having doors to three Bedrooms, loft hatch

## BEDROOM ONE

11'7" x 10'9" (3.54m x 3.28m)

With uPVC double glazed window to rear, single panelled radiator, ceiling coving

## BEDROOM TWO

9'8" x 11'0" (2.97m x 3.37m)

With uPVC double glazed window to front, double panelled radiator and ceiling coving

## BEDROOM THREE

10'11" x 7'6" (3.35m x 2.30m)

Also having uPVC double glazed window to front and single panelled radiator

## OUTSIDE REAR

The rear garden is designed for low maintenance being paved and gravel having path way leading to brick built shed, shared side access to/from front. Decking area

## DIRECTIONAL NOTE

Take a right out of the Rothwell office, second right into Fox Street taking the first left into Evison Road where the property can be located on the right hand side



call to view 01536 418100

