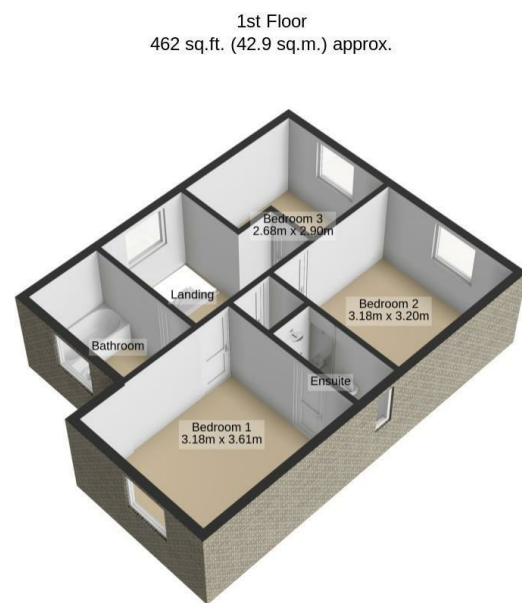
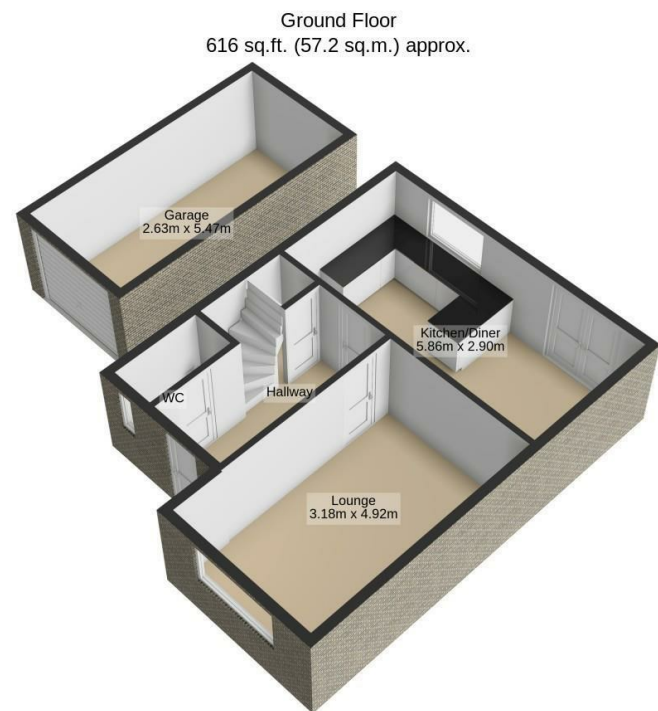


Terry Smith Avenue, Rothwell NN14 6FG



Total Floor Area : 1078 sq.ft. (100.1 sq.m.) approx.



Terry Smith Avenue, Rothwell NN14 6FG

- Three good sized bedrooms
- Parking and detached garage
- Well presented
- Impressive rear garden
- Ensuite shower room
- Viewing recommended
- Popular location

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
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****IN PERSON AND VIDEO VIEWINGS AVAILABLE**** An impressive Three good sized bedroom detached family home. Built by Messrs Morris Homes and situated at the entrance to this popular estate. The house is found in good order throughout, with the main benefits to include an ensuite shower room, parking for two cars plus a detached single garage and a pleasant enclosed rear garden with large patio ideal for entertaining. The overall accommodation comprises entrance hall, guest WC, lounge and kitchen/dining room. The first floor offers three bedroom with the ensuite to the main room, plus the family bathroom. Outside is a part enclosed front garden, with the aforementioned driveway and single garage to side and the enclosed rear garden. Early viewing is strongly recommended.

Standard Development maintenance contribution charge c.£190 Per Year as advised by Seller

ENTRANCE HALL

Via opaque double glazed timber/panelled door, laminated wood block style flooring, stair case rising to first floor landing and storage cupboard under, 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 wand tiled surrounds, single panelled radiator 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 and double panelled radiator under, further double panelled radiator

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, 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, 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 having single panelled radiator under 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 currently used as Study Office room with Upvc double glazed window to rear and single panelled radiator

BATHROOM

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

OUTSIDE FRONT

The front offers lawn garden area with pathway to entrance door with hedgerow with further shrubbery

PARKING & GARAGE

The property offers off road parking for two vehicles leading to Garage with up and over door, power and lighting connected and gated access to rear garden

OUTSIDE REAR

The rear garden has immediate paved patio steps up to lawn garden with shrub and flower borders with further hard standing patio area, the rear garden is enclosed by timber panelled fencing



call to view 01536 418100

