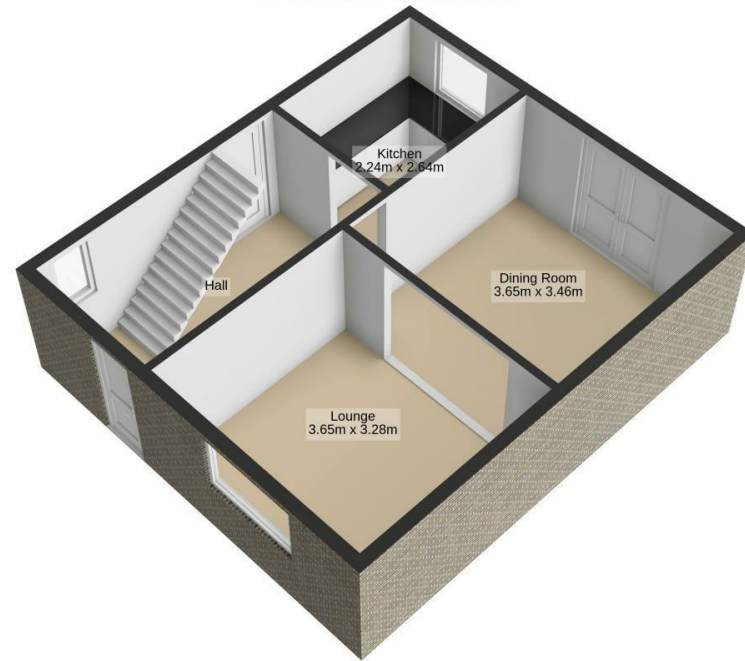
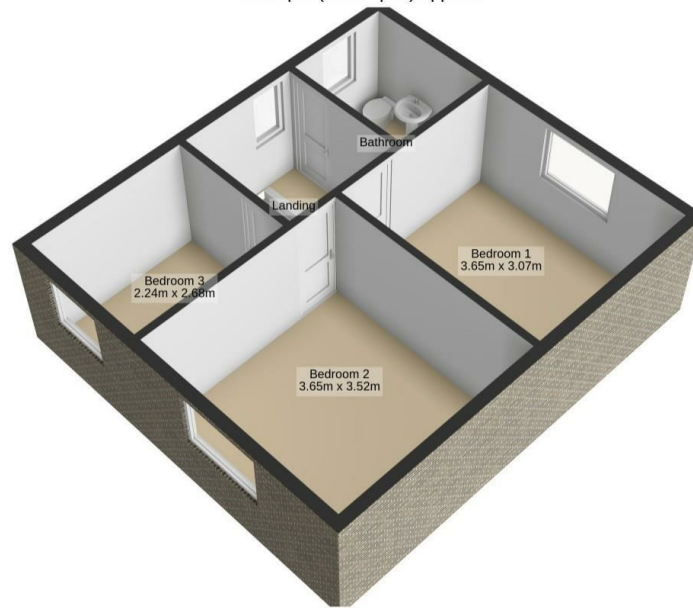


Greening Road, Rothwell NN14 6JB

Ground Floor
427 sq.ft. (39.7 sq.m.) approx.



1st Floor
418 sq.ft. (38.8 sq.m.) approx.



Total Floor Area : 845 sq.ft. (78.5 sq.m.) approx.



Greening Road, Rothwell NN14 6JB

- Three good sized bedrooms
- Two separate reception rooms
- Off road parking for two
- Garden to three sides
- Popular location close to school and park
- Viewing recommended

PRICE
£215,000

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.



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****IN PERSON AND VIDEO VIEWINGS AVAILABLE**** Three good sized bedrooms are found in the spacious semi detached family home. The property is gas central heated and double glazed with other benefits to include OFF ROAD PARKING for two cars, two separate reception rooms and gardens to three sides. Ideally located opposite the school and close to the park. The overall accommodation comprises entrance hall, kitchen, Lounge with feature fireplace and separate dining room. The first floor provides three bedrooms and bathroom. Outside is a small front garden with larger garden and drive way to the side and a pleasant enclosed rear garden. Viewing is recommended.

ENTRANCE HALL

Via obscured double glazed door having Upvc double glazed window to side, single panelled radiator, stair case raising to first floor landing, door to under stairs storage cupboard, glazed/panelled door to Side Porch, doorway to Kitchen and Dining Room

SIDE PORCH

Having doors to Wc and storage barn and giving access to Rear Garden

KITCHEN

74" x 88" (2.25m x 2.65m)
A range of high and base level cupboard units with drawer space and work tops having complimentary tiling to walls, appliance space to include plumbing for automatic washing machine plus further appliance space, one and half bowl single drainers sink unit with mixer tap, integrated slim line dishwasher, four ring electric hob with oven below and extractor fan, serving hatch to dining room, two Upvc double glazed windows to rear

DINING ROOM

107" x 1111" (3.25m x 3.65m)
Having sliding double glazed patio doors offering outlook and access to rear garden, double panelled radiator, ceiling coving and picture rails, opening to Lounge/Sitting Room

LOUNGE/SITTING ROOM

143" x 1011" (4.35m x 3.35m)
Having Upvc double glazed window to front, feature fire place with display mantel and hearth, housing living flame gas fire, ceiling coving, picture rails and double panelled radiator

LANDING

Having panelled doors to Three Bedrooms and Bathroom, built in airing cupboard with shelving, Upvc double glazed window to side and loft hatch

BEDROOM ONE

107" x 1111" min in front of built in wardrobes (3.25m x 3.65m min in front of built in wardrobes)
Having Upvc double glazed window to rear enjoying views over rear garden and beyond, single panelled radiator, built in wardrobes providing clothes hanging and shelving space with over head storage compartments

BEDROOM TWO

113" x 910" (3.45m x 3m)
Having Upvc double glazed window to front and single panelled radiator, ceiling coving and picture rails, built in storage cupboard

BEDROOM THREE

78" x 94" (2.35m x 2.85m)
Having Upvc double glazed window to front, single panelled radiator, built in cabin style bed over bulk head

BATHROOM

82" x 60" (2.51m x 1.85m)
Three piece suite comprising of close coupled Wc, pedestal wash hand basin and panelled bath with shower over, obscured double glazed window to side, laminated wood block style flooring, single panelled radiator and extractor fan

OUTSIDE FRONT/PARKING

The front garden offers block paved drive way for two vehicles and lawn gardens with shrub and flower borders and hedge row, and fencing between neighbouring property, timber gate to Side Porch

OUTSIDE REAR

The rear garden is enclosed being mainly laid to lawn with deep borders and patio area, the rear garden is enclosed by hedges and timber panelled fencing, outside power points and outside tap



call to view 01536 418100

