



Rock Hill, NN14 6BY

- NO CHAIN
- Three good sized bedrooms
- Elevated position
- Close to Town centre, Park and Schools
- Two separate reception rooms
- Enclosed rear Garden

PRICE
£230,000
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.



23 High Street, Rothwell
01536 418100
info@simonac.co.uk
simonac.co.uk



****IN PERSON AND VIDEO VIEWINGS AVAILABLE**** Offered with NO CHAIN is this extended THREE double bedroom semi detached house, occupying an elevated position in a sought location close to the town centre, park and local schools. The property boasts recently replaced UPVC double glazed windows and doors and combination boiler (2024). Other benefits include two separate reception rooms and a good sized enclosed rear garden with summer house/home office. The overall accommodation comprises entrance hall, Lounge with walk in bow window, Kitchen, extended Dining/Family Room and downstairs bathroom. The first floor offers three double bedrooms. Outside are front and rear gardens. Viewing is recommended.

ENTRANCE HALL

Via obscured double glazed composite door, stair case raising to first floor landing, ceramic tiled flooring, glazed and timber panelled doors to Lounge/Sitting Room and Kitchen

LOUNGE/SITTING ROOM

14'5" min plus bow window x 10'11" (4.4m min plus bow window x 3.35m) Having Upvc double glazed bow window to front, wood stripped flooring, double panelled radiator, picture rails, exposed brick feature fire place with tiled display mantel housing multi fuel burner, built in storage cupboards and drawers plus built in shelving

KITCHEN

9'10" x 14'6" max narrowing to 10'11" (3m x 4.43m max narrowing to 3.35m) A basic range of farm house work surface with cupboards drawer space below, free sanding island with ,marble effect work top with built in drawer space, one and half bowl single drainer sink unit with mixer tap, free standing range cooker with five ring gas burner, electric double oven and grill below (included in sale) having complimentary tiling and extractor fan, space for American style fridge/freezer (gifted as part of sale) over head storage compartments and built in concealed boiler, Upvc double glazed window to rear and stone flooring, full height ornate exposed brick feature wall with shelving, wood panelled walls to dado height, single panelled radiator and door to under stairs pantry cupboard and door to further storage cupboard, wall through to extended Dining/Family Room

DINING/FAMILY ROOM

14'3" x 9'0" (4.35m x 2.75m) Having Upvc double glazed windows to side with two Upvc double glazed French doors to rear offering outlook and access to Westerly aspect rear garden, continuation of stone flooring, Velux style sky light window to rear, single panelled radiator and door to Downstairs Bathroom

BATHROOM

6'4" x 5'4" (1.95m x 1.65m) A three piece suite comprising pedestal wash and basin, low level Wc and rolled top claw feet free standing bath with mixer tap having shower

attachment, continuation of ceramic tiled flooring, wall ,mounted heated towel rail/radiator extractor fan and obscured double glazed window to side

LANDING

Having Upvc double glazed window to front, panelled doors to Three Double Bedrooms and loft hatch

DOUBLE BEDROOM ONE

13'1" x 11'11" (4m x 3.65m) Having two Upvc double glazed windows enjoying views over the rear garden, dole panelled radiator and ornate feature fire place with display mantel

DOUBLE BEDROOM TWO

9'8" x 9'10" (2.95m x 3m) Having Upvc double glazed window to rear enjoying views over rear garden, double panelled radiator and ornate feature fire place with display mantel, and shelved alcove

DOUBLE BEDROOM THREE

11'11" x 7'0" (3.65m x 2.15m) Having Upvc double glazed window to front and double panelled radiator

OUTSIDE FRONT

The front is elevated garden mostly laid to lawn with well stocked mature shrub and flower border, timber gate leading to rear garden, steps and pathway to entrance door

OUTSIDE REAR

Immediate paved patio area with shaped lawn and gravelled area with shrub and flower beds, steps to decking area having timber Summer House/Home Office, the rear garden is enclosed by a combination of timber panelled fencing and brick wall

SUMMER HOUSE/HOME OFFICE

Having power and lighting connected

