

40 Terry Smith Avenue
Rothwell
NN14 6FH

£295,000

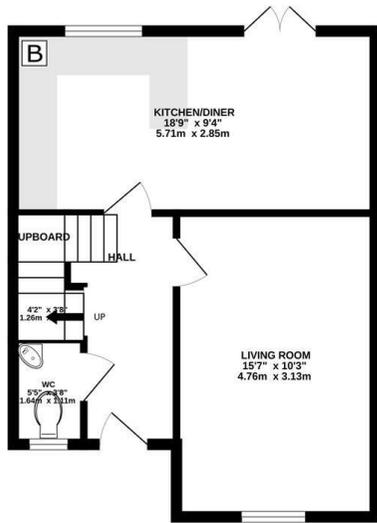


OSCAR JAMES

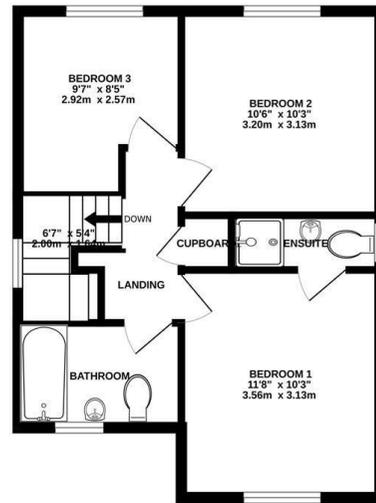
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FLOOR PLANS

GROUND FLOOR
436 sq.ft. (40.5 sq.m.) approx.



1ST FLOOR
438 sq.ft. (40.7 sq.m.) approx.



TOTAL FLOOR AREA : 874 sq.ft. (81.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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AT A GLANCE...



Lounge



Kitchen with appliances



Three-bedrooms



Ensuite, family bathroom plus W/c



Landscaped rear garden



Parking plus single garage



WHAT'S GREAT?

Situated in this highly sought-after location in the market town of Rothwell is this stunning three-bedroom detached property offered in excellent condition throughout. On entering the property, you are greeted with a spacious entrance hall offering access to the lounge, kitchen / breakfast room plus W/c and stairs to the first floor. The high gloss kitchen offers great storage and a selection of built-in appliances. The good size lounge is again spacious and offers French doors to the rear accessing the garden. To the first floor are three well-appointed bedrooms with the master room offering an ensuite shower

room plus a three-piece family bathroom. Outside there is a small frontage laid to lawn plus a hard standing driveway offering parking for two cars plus a single garage. To the rear the garden is mainly laid to lawn with a slab patio area, raised wooden decked area plus shrub borders and side gated access.

This is a great property in a superb location and a viewing is highly recommended to fully appreciate what it has to offer.

Call Oscar James now to book your viewing.

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SELLER'S SECRET

This has been a great property for us and have had many great memories living here.



Why we like it....

A superb family property combining location with an abundance of local amenities.

To buy or not to buy....

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