

## I6 Midland Cottages, Rushton, NN14 1RJ



**£245,000**

Hidden away on a back lane whilst also backing onto a pleasant little POCKET PARK in the sought after village of Rushton is this delightful THREE BEDROOM semi-detached home. Recently RE-DECORATED accommodation briefly comprises: entrance hall, kitchen/diner, lounge, conservatory and ground floor bathroom. To the first floor: landing, master bedroom with en-suite shower room, and two further bedrooms. Outside there is a driveway to the front providing off road parking for two vehicles and a pleasant garden to the rear backing on to the pocket park. The property is offered through Adams & Jones with NO UPWARD SALES CHAIN to aid a potentially swift completion.

*Service without compromise*



Entrance Hall 6'5" x 5'2" (1.96m x 1.57m)



Opaque UPVC double-glazed front entrance door. Tiled floor. Radiator.

Lounge 14'2" x 12'2" (4.32m x 3.71m)



Shelving to alcoves. Radiator. Oak engineered floor boards. Storage cupboard off with additional UPVC double-glazed window and shelving.

(Lounge Photo Two)



Conservatory 10'4" x 6'3" (3.15m x 1.91m)



Brick base. Timber framed double-glazed windows and French doors to the rear garden. Transparent roof.

Kitchen/Diner 17'6" x 9'6" (5.33m x 2.90m)



Two UPVC double-glazed windows to front. Fitted range of wall and floor mounted units. Worktops over with stainless steel sink inset. Electric oven. Induction hob with extractor hood over. Space and plumbing for washing machine. Space for fridge/freezer. Tiled splash backs. Tiled flooring. Radiator.

(Kitchen/Diner Photo Two)



(Kitchen/Diner Photo Three)



Ground Floor Bathroom 9'0" x 6'2" (2.74m x 1.88m)



Opaque UPVC double-glazed window to side. W/C. Wash hand basin. Panelled bath with shower over and glazed screen. Cupboard housing central heating boiler. Extractor fan.

(Ground Floor Bathroom Photo Two)



(Master Bedroom Photo Two)



## Landing

Sun tunnel to ceiling. Loft access hatch.

Master Bedroom 14'3" x 9'1" (4.34m x 2.77m)



UPVC double-glazed window to rear with pocket park views. Exposed floor boards. Radiator.

## Master En-Suite



Opaque UPVC double-glazed window to rear. W/C. Wash hand basin. Shower cubicle. Shaver point. Heated towel rail.



Bedroom Two 13'0" x 9'2" (3.96m x 2.79m)



UPVC double-glazed window to front. Built in wardrobe and cupboards. Radiator.

(Bedroom Two Photo Two)



Bedroom Three 9'6" x 8'1" (2.90m x 2.46m)



UPVC double-glazed window to front. Exposed floor boards. Radiator.

(Bedroom Three Photo Two)



Front



Timber gated driveway for two vehicles. Timber shed with power connected. Paved pathway to front entrance door.

Rear Garden



Mainly laid to gravel with shrubs inset and paved patio area backing on to pleasant pocket park.

(Rear Garden Photo Two)



(Rear Garden Photo Three)



Rear Aspect



(Pocket Park Photo)

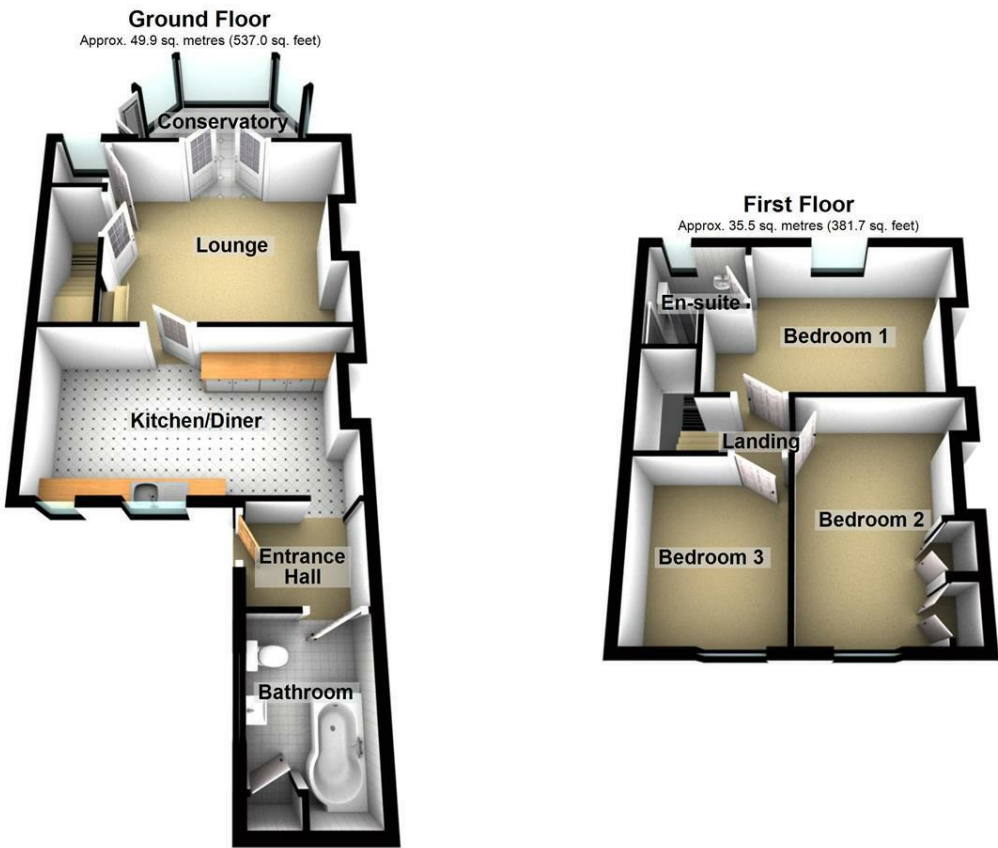


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Floor Plan

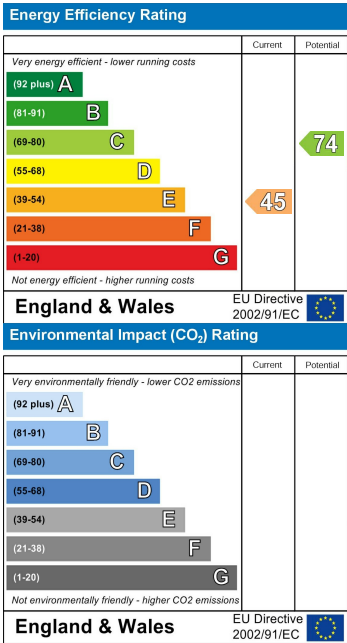


Total area: approx. 85.3 sq. metres (918.6 sq. feet)

Area Map



Energy Efficiency Graph



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