



## Elizabeth Road, Rothwell NN14 6AJ

- OFF ROAD PARKING for SIX or more cars
- Good sized corner plot
- Three bedrooms
- Two separate reception rooms
- Extended Kitchen/Breakfast room
- Guest WC

PRICE  
**£230,000**  
OFFERS IN EXCESS  
OF

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 this spacious and extended semi detached family home. Occupying a large corner plot and therefore offering gravelled off road parking to the front of the property for SIX or more cars and a good sized enclosed rear garden. The accommodation comprises entrance hall, Lounge, separate Dining Room, Utility room, guest WC and extended Kitchen/Breakfast room. The first floor offers three bedrooms and bathroom. Outside is the aforementioned ample off road parking and enclosed rear garden.

**ENTRANCE HALL**

Via obscured double glazed panelled door, stair case raising to first floor landing, laminated wood block style flooring, Upvc double glazed window to front, double panelled radiator, double doors to Lounge/Sitting Room and further panelled door to Utility Room

**UTILITY ROOM**

13'1" x 6'2" (4m x 1.9m)  
Having work tops with tiled surrounds and base cupboards, breakfast bar area, stainless steel one and half bowl single drainer sink unit with mixer tap, appliance space to include plumbing for automatic washing machine plus further appliance space, door Upvc double glazed window front and wall mounted combination boiler, walk through to Kitchen/Breakfast Room

**KITCHEN/BREAKFAST ROOM**

10'9" min plus recess x 9'4" (3.3m min plus recess x 2.85m)  
A range of refitted high gloss, high and base level cupboard units with drawer space and work tops having tiled surrounds, central island, four plate electric hob with electric oven and grill below having extractor fan above, stainless steel single bowl single drainers ink unit, Upvc double glazed window to front, Upvc double glazed French doors offering outlook and access to rear garden plus obscured double glazed window to rear, double panelled radiator, panelled door to Cloakroom/Wc

**CLOAKROOM/WC**

Refitted close coupled Wc with wash hand basin, radiator and obscured Upvc double glazed window to front

**LOUNGE/SITTING ROOM**

13'1" x 11'9" (4m x 3.6m)  
Having Upvc double glazed window to rear, double panelled radiator and panelled door to Dining Room

**DINING ROOM**

10'5" x 13'1" (3.2m x 4m)  
Currently being used as a bedroom having Upvc double glazed window to rear and double panelled radiator, panelled wall, built in two double wardrobes providing clothes hanging and shelving space

**LANDING**

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

**BEDROOM ONE**

10'11" x 11'9" (3.35m x 3.6m)  
Having Upvc double glazed window to rear, built in storage cupboard with over head storage space and double panelled radiator

**BEDROOM TWO**

13'1" x 11'11" (4m x 3.65m)  
Having Upvc double glazed window to rear, built in storage cupboard with over head storage space and double panelled radiator

**BEDROOM THREE**

6'6" min plus storage cupboard x 8'8" (2m min plus storage cupboard x 2.65m)  
Good size third bedroom having Upvc double glazed window to front, double panelled radiator, dado rails and built in over stairs cupboard offering storage space

**BATHROOM**

Three piece suite comprising of close coupled Wc, pedestal wash hand basin and panelled bath with shower over, obscured Upvc double glazed window to side, heated chromed heated towel rail/radiator and extractor fan

**OUTSIDE FRONT**

The front and the side offers gravelled parking for several vehicles and further concrete hard standing offering further parking, path to entrance door and gated access to rear garden

**OUTSIDE REAR**

Having immediate paved patio stepping onto a mainly laid to lawn garden leading to further gravel area with shed, the rear garden is enclosed by panelled fencing

