

Proclamation Avenue, Rothwell NN14 6GY



TOTAL FLOOR AREA : 1334 sq.ft. (123.9 sq.m.) approx.



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- Well presented
- Three double bedrooms
- Arranged over three storeys
- Parking and garage
- Low maintenance enclosed rear garden
- Currently with field views behind

PRICE
£269,950

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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PRICE £269,950 FREEHOLD

****IN PERSON AND VIDEO VIEWINGS AVAILABLE**** Offered for sale in excellent decorative order is this three bedroom end of terrace house arranged over three floors. The property is situated on a popular estate on the outskirts of the town and currently enjoys field views behind. Other benefits include integrated appliances in the kitchen, ensuite shower room to the main bedroom and an attractive low maintenance rear garden. The overall accommodation comprises entrance hall, guest WC and Kitchen/dining room. The first floor provides the Lounge and bedroom three and the second floor offers the main bedroom with the ensuite shower room, plus bedroom two and the family bathroom. Outside to the front is a driveway providing off road parking in front of a single integral garage with EV charger and the rear gives the aforementioned attractive low maintenance enclosed rear garden.

ENTRANCE HALL

Via obscured Upvc double glazed composite door, laminated wood block style flooring, single panelled radiator, stair case raising to first floor landing, double doors to under stairs storage cupboard, panelled doors to Cloakroom/Wc, Kitchen/Dining Room

CLOAKROOM/WC

Comprising close coupled Wc, pedestal wash hand basin., continuation of laminated wood block style flooring, single panelled radiator andf extractor fan

KITCHEN/DINING ROOM

14'9" x 9'11" (4.5m x 3.03m)
A range of high and base level cupboard units with drawer space and work tops, one and half bowl single drainer sink unit with mixer tap, four ring gas hob, electric oven and grill with extractor fan and hood having complimentary splash back, integrated washing machine, fridge and freezer and dishwasher, concealed wall mounted boiler, Upvc double glazed panelled door to rear garden, Upvc double glazed window to rear, spot lights and single panelled radiator

LANDING

Upvc double glazed window to front, single panelled radiator, stair case raising to second floor landing and panelled doors to Lounge/Sitting Room and Bedroom Three

LOUNGE/SITTING ROOM

15' x 15'7 (4.57m x 4.75m)
Having two Upvc double glazed windows to rear enjoying views over countryside and two single panelled radiators

BEDROOM THREE

8'11 x 9'10 (2.72m x 3.00m)
Having Upvc double glazed window to front and single panelled radiator

SECOND FLOOR LANDING

Having panelled doors to Bedroom One and Two and Bathroom

BEDROOM ONE

13'4 x 9' (4.06m x 2.74m)
Having Upvc double glazed window to rear with views over countryside, single panelled radiator, built in triple wardrobe and panelled door to En-suite

EN-SUITE

Three piece suite comprising of pedestal wash hand basin close coupled Wc and fully tiled shower cubicle, ceramic tiled flooring, obscured Upvc double glazed window to rear, wall mounted heated towel rail/radiator, spot lights and extractor fan

BEDROOM TWO

15' x 10'4 max (4.57m x 3.15m max)
Having two Upvc double glazed windows to front, single panelled radiator, built in over stairs storage cupboard, airing cupboard housing hot water cylinder and slated shelving

BATHROOM

Three piece suite comprising of close coupled Wc, pedestal wash hand basin and twin grip panelled bath with shower attachment, ceramic tiled flooring, obscured double glazed window to side, extractor, wall mounted heated towel rail/radiator

OUTSIDE FRONT

The property offers driveway providing off road parking leading to Garage with up and over door and power and lighting connected, hedge row with shared pathway and timber panelled gate to rear garden

OUTSIDE REAR

The rear garden offers immediate patio, stepping onto artificial lawn garden having well stocked raised shrub and flower borders, the rear garden is enclosed by timber panelled fencing, outside tap



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