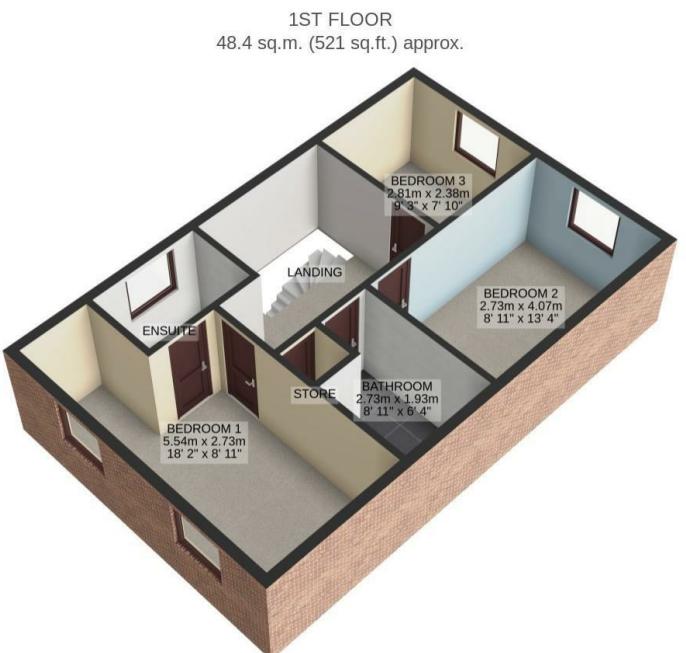


Sika Avenue, Rothwell NN14 6GN



TOTAL FLOOR AREA : 97.8 sq.m. (1053 sq.ft.) approx.



Sika Avenue, Rothwell NN14 6GN

- Popular Location
- Off road parking for two cars and single garage
- Three good sized bedrooms
- Impressive Kitchen/Dining Room
- Enclosed rear garden

PRICE
£265,000

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 OF PROPERTY **Impressive three bedroom semi detached house, occupying a cul de sac position on the popular Woodland Valley estate. The house benefits from side by side off road parking for two cars plus an integral single garage and an ensuite shower room to the main bedroom, the property also benefits from Solar panels. The overall accommodation comprises entrance, Lounge, guest WC and kitchen/dining room. The first floor has three good sized bedrooms with the ensuite to the main room, plus the family bathroom. Outside is a small open plan front garden, driveway and garage, plus an larger enclosed rear garden.

ENTER

Via obscured Upvc double glazed composite door into entrance area which is open plan to Lounge/Sitting Room

LOUNGE/SITTING ROOM

13'11" x 10'0" (4.25m x 3.07m)

Having Upvc double glazed window to front, spot lights, double panelled radiator and panelled door to Inner Hallway

INNER HALLWAY

Having stair case raising to first floor landing, panelled doors to Kitchen/Dining Room and Cloakroom/Wc

CLOAKROOM/WC

Having close coupled Wc and pedestal wash hand basin, tiling to walls single panelled radiator and extractor fan

KITCHEN/DINING ROOM

18'2" x 8'7" (5.56m x 2.64m)

A range of high and base level cupboard units with drawer space and work tops, integrated appliance to include washer dryer, one and half bowl single drainer sink unit with mixer tap, electric four ring hob, oven and extractor hood and splash back over, door to understairs storage cupboard, treble panelled radiator, Upvc double glazed window and further Upvc double glazed French doors offering outlook and and access to rear garden

LANDING

Having panelled doors to Three Bedrooms, bathroom and storage cupboard, obscured double glazed window to side, double panelled radiator and loft hatch

BEDROOM ONE

18'2" x 8'11" (5.56m x 2.73m)

Having two Upvc double glazed windows to front, treble panelled radiator and panelled door to En-Suite

EN-SUITE

Three piece suite comprising of close coupled Wc, pedestal wash hand basin and fully tiled shower cubicle, tiling to walls, single panelled radiator, extractor fan and obscured double glazed window to side

BEDROOM TWO

13'4" x 9'0" (4.08m x 2.75m)

Having Upvc double glazed window to rear and double panelled radiator

BEDROOM THREE

9'2" x 7'8" (2.81m x 2.34m)

Good size third bedroom having Upvc double glazed window to rear and single panelled radiator

BATHROOM

Three piece suite comprising of close coupled Wc, pedestal wash hand basin and panelled bath, tiling to walls, double panelled radiator and extractor fan

OUTSIDE FRONT

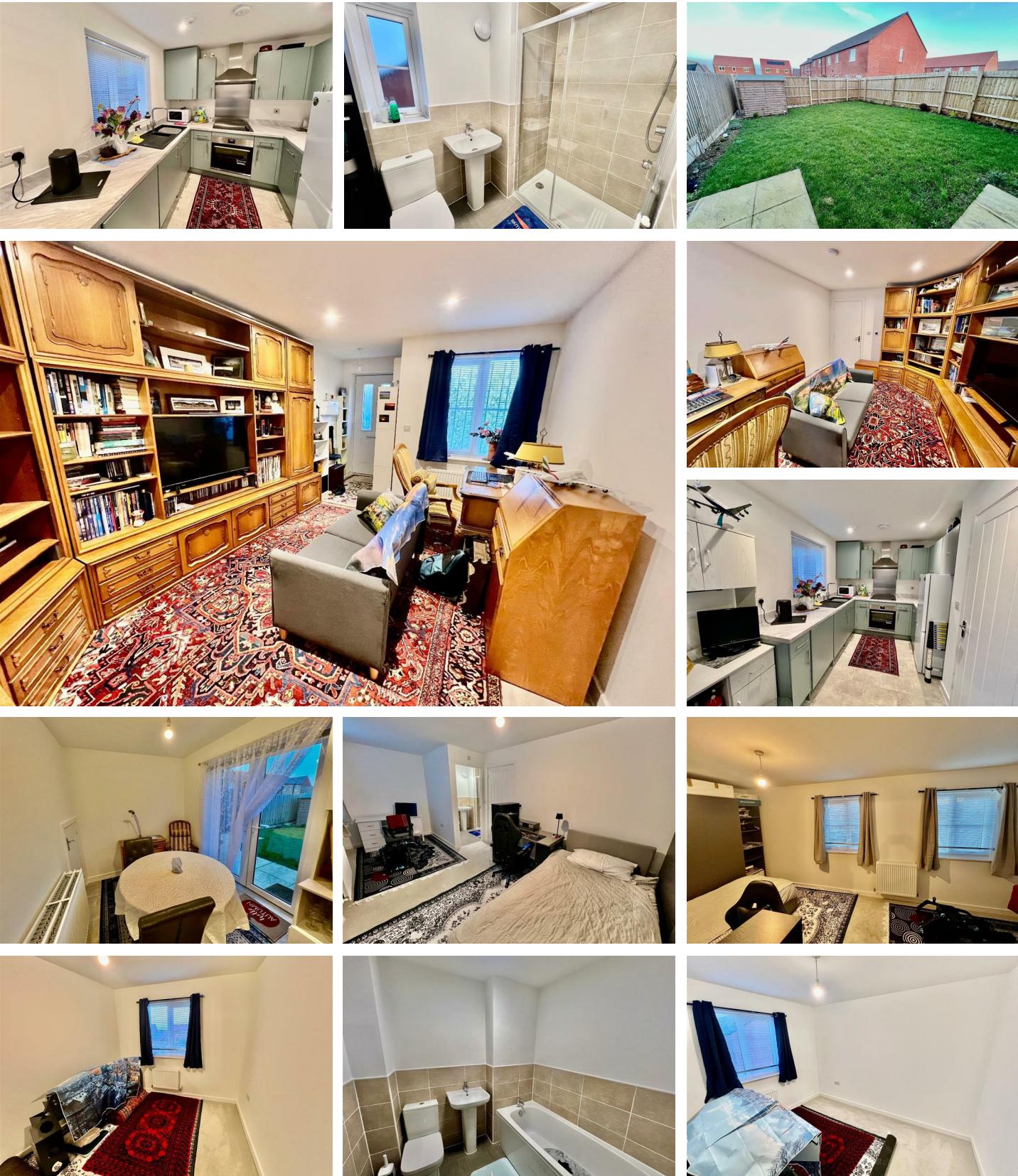
The front of the property offers side by side parking for two vehicles in front of integral garage, being open plan with lawn area and side pathway to gate to rear garden, plus Ev Charger

GARAGE

Having up and over door with power and lighting connected

OUTSIDE REAR

Having immediate paved patio area leading on to lawn garden with shrub and flower borders and timber shed, outside tap and outside electrics , the rear garden is enclosed by timber panelled fencing



call to view 01536 418100

