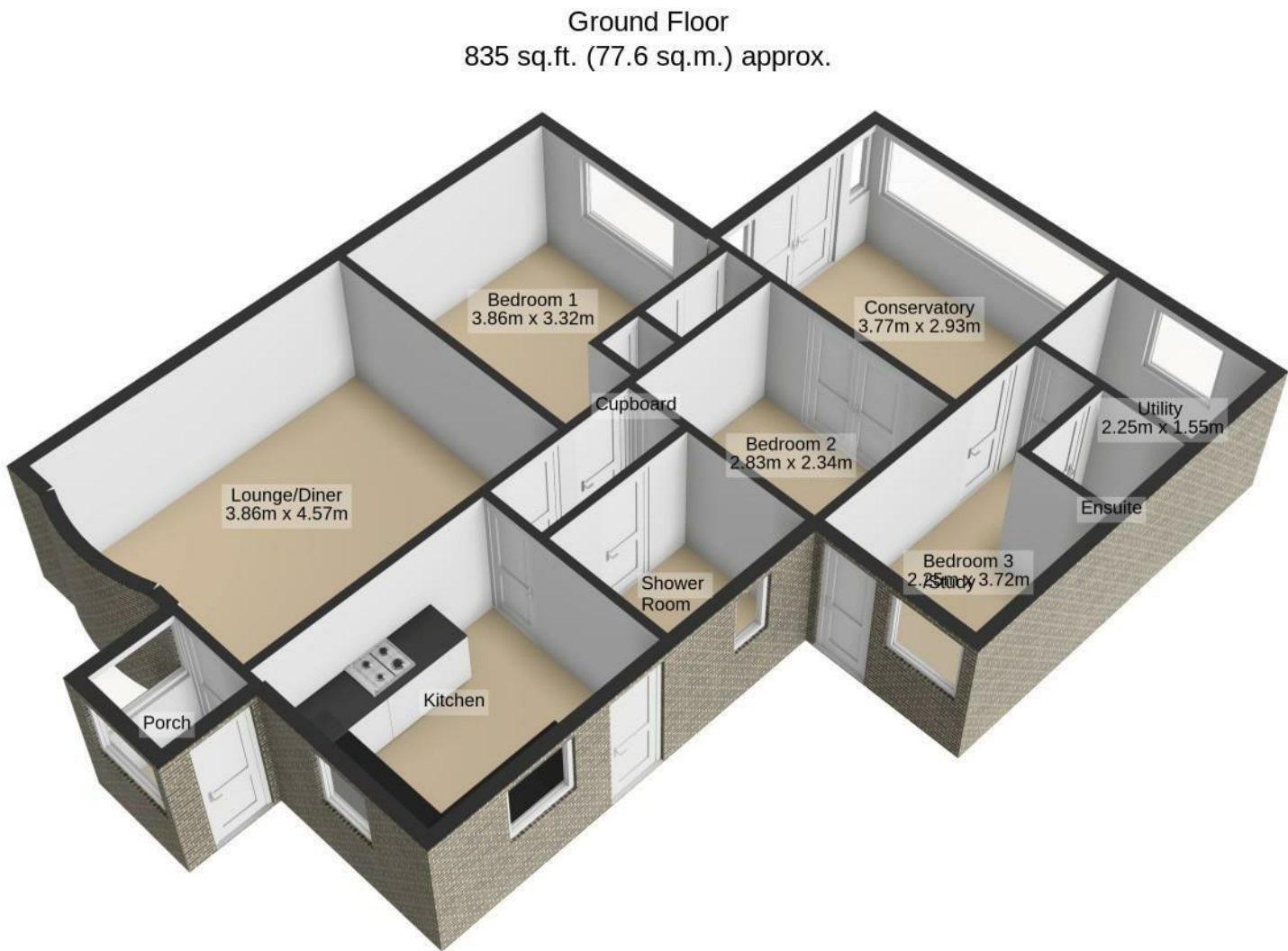


Livingstone Close, Rothwell NN14 6HT



Total Floor Area : 835 sq.ft. (77.6 sq.m.) approx.



Livingstone Close, Rothwell NN14 6HT

- No chain
- Two/Three bedrooms
- Extended
- Conservatory
- Drive way for two cars
- Well presented
- Cul de sac position

PRICE
£249,995
CHAIN FREE

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****Offered with NO CHAIN is this impressive extended two/three bedroom semi detached bungalow found in good order inside and out and being situated in a popular cul de sac position. The bungalow is extended by way of a garage conversion offering bedroom/office with ensuite and utility space and a good sized conservatory. Other benefits include a refitted shower room, driveway providing off road parking for two cars and well maintained front and rear gardens. The overall accommodation comprises entrance porch, Lounge, Kitchen, Shower room, main bedroom, bedroom two, conservatory, bedroom three/office, ensuite, utility room. Outside are the aforementioned driveway for two cars, low maintenance open plan front garden and larger enclosed rear garden. Viewing is recommended.

ENTRANCE PORCH

Via obscured double glazed door, with double glazed windows to side,, single panelled radiator, further panelled door to Lounge/Dining Room

LOUNGE/DINING ROOM

14'11" x 12'7" (4.55m x 3.85m)
Having Upvc double glazed bow window to front with display mantel and double panelled radiator under, feature fire place with display mantle and hearth housing electric fire, panelled door to Inner Hall

INNER HALL

Having panelled doors to Kitchen/Shower Room and Two Bedrooms, loft hatch

KITCHEN

10'11" x 8'8" (3.35m x 2.65m)
A refitted high and base level cupboard units with drawer space and work tops with complimentary tiled surrounds, single bowl single drainer sink unit with mixer tap, electric four ring hob, double oven and grill with extractor fan, appliance space to include plumbing for automatic washing machine, integrated dishwasher plus further appliance space, Upvc double glazed window to front and side, obscured double glazed door to side giving access to driveway, wall mounted boiler, double panelled radiator

SHOWER ROOM

6'0" x 5'4" (1.85m x 1.65m)
Refitted three piece suite comprising of close coupled Wc, vanity wash hand basin and shower, aqua boarding to walls, obscured double glazed window to side and wall mounted chrome heated towel rail/radiator

BEDROOM ONE

10'11" x 9'10" min to front of built in wardrobes (3.35m x 3m min to front of built in wardrobes)
Having Upvc double glazed window to rear and double panelled radiator, built in double wardrobe providing clothes hanging and shelving space, airing cupboard with shelving

BEDROOM TWO

7'8" x 9'4" (2.35m x 2.85m)
Having Upvc double glazed French doors to Conservatory, single panelled radiator

CONSERVATORY

12'7" x 9'8" (3.85m x 2.95m)
Predominately of brick and Upvc double glazed construction, offering outlook and access to rear garden via Upvc double glazed French doors to side, double panelled radiator, panelled door to Inner Hall

INNER HALL

Having doors to shelved storage cupboard, Utility Room and Shower Room and walk through to Family Room/Home Office/Bedroom Three

UTILITY ROOM

Having Upvc double glazed window to rear, work surface areas, power and lighting connected and spot lights

SHOWER ROOM

Three piece suite comprising of close coupled Wc, pedestal wash hand basin and shower cubicle, tiling to walls, extractor fan, spot lights and wall mounted chrome heated towel rail/radiator

FAMILY ROOM/HOME OFFICE/BEDROOM THREE

7'4" x 7'2" (2.25m x 2.2m)
Having Upvc double glazed window and door to front, spot lights and built in storage

OUTSIDE FRONT & PARKING

The front is open plan with artificial lawn for low maintenance, well stocked shrub and flower borders, leading to driveway providing off road parking for two vehicles, outside tap

OUTSIDE REAR

Having immediate paved patio with steps up to artificial lawn, further raised rockeries and well stocked shrub and flower boarders, timber garden shed, the rear garden is enclosed by timber panelled fencing and hedgerow offering a good degree of privacy



call to view 01536 418100

