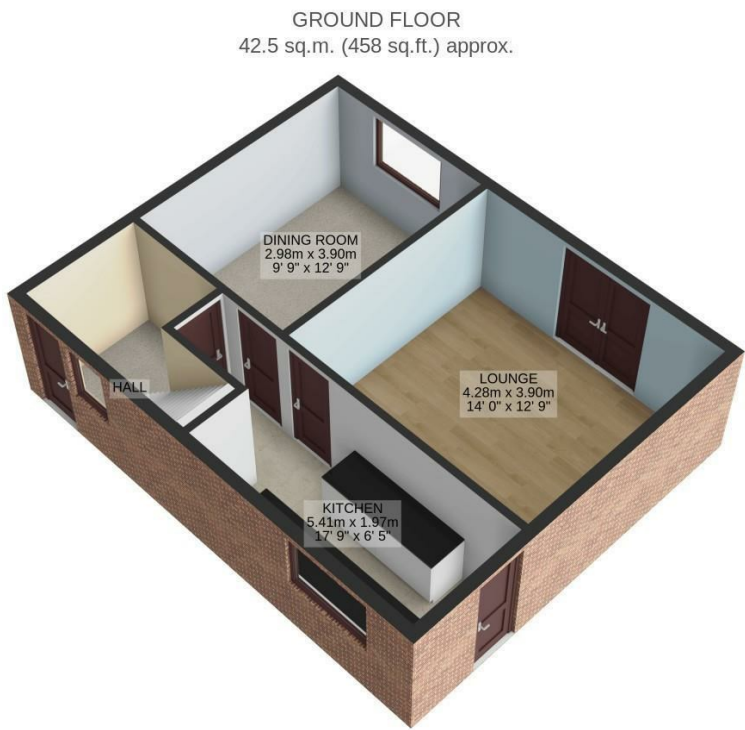


# Underwood Road, Rothwell NN14 6HX



TOTAL FLOOR AREA : 111.6 sq.m. (1201 sq.ft.) approx.



## Underwood Road, Rothwell NN14 6HX

- FOUR double bedrooms
- Loft conversion
- Arranged over three floors
- Off road parking for THREE vehicles
- Two separate reception rooms
- Refitted Kitchen
- Refitted Bathroom
- Good sized enclosed rear garden with workshop

PRICE  
**£250,000**  
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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# Underwood Road, Rothwell NN14 6HX

PRICE £250,000 FREEHOLD

**\*\*IN PERSON AND VIDEO VIEWINGS AVAILABLE OF PROPERTY \*\***An impressive, extended FOUR double bedroom semi detached house benefiting from a recent loft conversion and therefore arranged over three floors. The good sized family home offers full gas central heating, Upvc double glazing and off road parking for three vehicles, with other benefits to include two separate reception rooms, refitted kitchen and bathroom suites, an ensuite to the main bedroom and a well proportioned enclosed rear garden with workshop. the overall accommodation comprises entrance hall, kitchen, lounge and separate dining room. The first floor offers two of the double bedrooms and family bathroom and has an inner landing/dressing area leading to the second floor landing with two further double bedrooms with the main room boasting an ensuite shower room. Outside is the aforementioned off road parking to front and enclosed rear garden with workshop. Viewing is recommended.

## ENTRANCE HALL

Via obscured Upvc double glazed door, laminated wood block style flooring, double panelled radiator, wood panelling to walls, stair case raising to first floor landing and door to Kitchen

## KITCHEN

13'1" min plus door recess x 6'4" (4m min plus door recess x 1.95m )  
A refitted range of High Gloss, high and base level cupboard units with drawer space and work tops having tiled surrounds, built in four ring gas hob, electric oven, single bowl single drainer stainless steel sink unit with mixer tap, spot lights continuation of laminated wood block style flooring, double panelled radiator, Upvc double glazed window to front, panelled doors to Lounge/Sitting Room and separate Dining Room, obscured Upvc double glazed panelled door to Side Hallway

## DINING ROOM

12'9" x 9'10" (3.9m x 3m )  
Having Upvc double glazed window to rear, picture rails, double panelled radiator, tiled ornate feature fire place with display mantle

## LOUNGE/SITTING ROOM

12'11" x 13'11" (3.95m x 4.25m )  
Having sliding Upvc double glazed patio doors offering outlook and access to South Facing rear garden, ceiling coving, double panelled radiator and tiled ornate feature fire place with display mantle

## SIDE HALLWAY

Having obscured double glazed doors to both front and rear of property, power and lighting connected, doors to Cloakroom/Wc and storage Barn, door to further workshop/garden store

## CLOAKROOM/WC

Having close coupled Wc and obscured double glazed window to front

## LANDING

Having Upvc double glazed window to front, doors to Two Double Bedrooms and Family Bathroom and further door to Inner Landing

## DOUBLE BEDROOM THREE

12'9" x 12'3" (3.9m x 3.75m)  
Having Upvc double glazed window to rear, double panelled radiator, part wood panelling to walls, built in storage cupboard housing combination boiler, tiled ornate feature fire place

## DOUBLE BEDROOM FOUR

10'7" x 11'7" (3.25m x 3.55m )  
Having Upvc double glazed window to rear, double panelled radiator and built in storage cupboard

## FAMILY BATHROOM

Refitted Three piece suite comprising close coupled Wc, vanity wash hand basin with cupboards under, panelled bath with shower and screen over, full tiling to walls, obscured double glazed window to side and heated towel rail/radiator

## INNER LANDING

Having Upvc double glazed window to front, double panelled radiator, shelved and storage space and stairs case raising to Second Floor Landing

## SECOND FLOOR LANDING

Having ample eves storage and doors to Two Double Bedrooms

## MASTER BEDROOM

13'1" max x 9'0" (4m max x 2.75m )  
Having Upvc double glazed window to rear, single panelled radiator and doorway to Ensuite Shower Room

## EN-SUITE SHOWER ROOM

4'1" x 9'10" (1.25m x 3m )  
Newly fitted three piece suite comprising of vanity wash hand basin with cupboards under, close coupled Wc and double shower cubicle, obscured double glazed window to side, extractor fan, shaver point and spot lights

## DOUBLE BEDROOM TWO

9'10" max x 8'8" (3m max x 2.65m )  
Having Upvc double glazed window to rear and single panelled radiator

## OUTSIDE FRONT

The front offers a part gravel and part paved driveway offering parking for several vehicles, access to the aforementioned door to Side Hallway and pathway to entrance door

## OUTSIDE REAR

The rear garden is South Facing having immediate paved patio area, stepping onto lawn garden with deep well stocked shrub and flower borders leading down to Workshop/Home Office, the rear garden is enclosed by panelled fencing and hedgerow

## WORKSHOP/HOME OFFICE

Upvc double glazed construction with double glazed doors and windows for outlook and access, power and lighting connected



call to view 01536 418100

