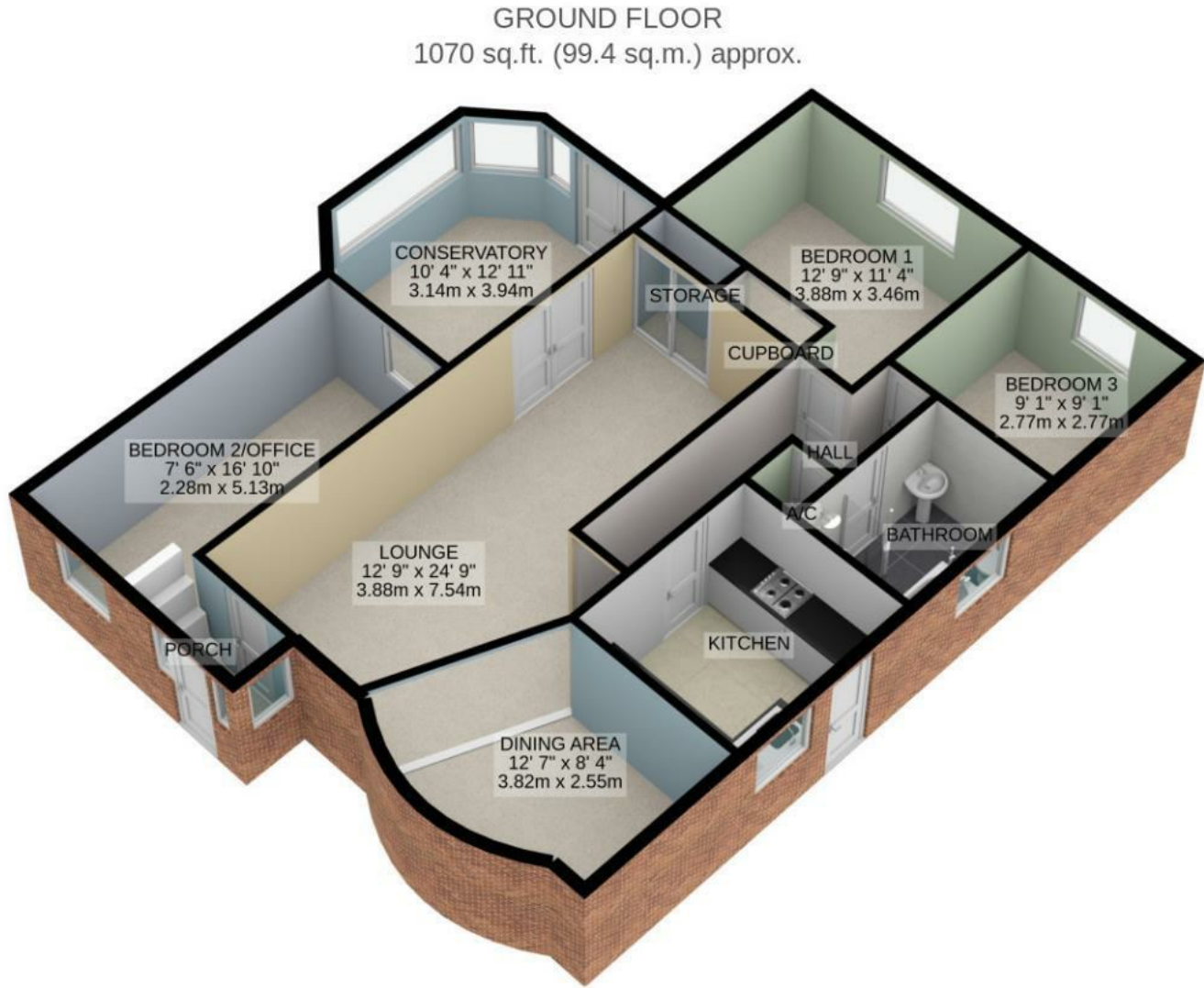


Slade Valley Avenue, Rothwell NN14 6HR



TOTAL FLOOR AREA : 1070 sq.ft. (99.4 sq.m.) approx.

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.
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Slade Valley Avenue, Rothwell NN14 6HR

- THREE Bedrooms
- NO CHAIN
- Beautifully presented
- Very much a soughtafter location
- Springfir built

PRICE
£310,000
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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Slade Valley Avenue, Rothwell NN14 6HR

PRICE £310,000 FREEHOLD

**** IN PERSON AND VIDEO VIEWINGS AVAILABLE **** OFFERED WITH NO CHAIN is this outstanding three-bedroom detached Bungalow built by award-winning builders Springfir estates and having since been greatly improved throughout with redesigned generous open plan living space to a large Conservatory leading out to a beautiful landscaped rear garden. Gas central heated and double glazed. Entrance Hall, spacious open plan Lounge/sitting room plus dining area. Conservatory, inner hall, re-fitted Kitchen with built-in double oven. Re-fitted Bathroom and three double bedrooms including thoughtfully converted Garage room. Outside offers a parking gate to well kept rear garden with a large patio. **MUST BE SEEN.** Council Tax Band 'C' - Energy Efficiency 'C' - Approx. 88 sq.m (947 sq.ft)

ENTRANCE HALL

3'4" x 5'5" (1.02m x 1.67m)
Via UPVC front door, with double glazed side screens, doors to lounge/diner and bedroom/office

SPACIOUS LOUNGE/DINER

23'3" x 20'11" max x 8'0" min (7.11m x 6.38m max x 2.46m min)
Generous sized open plan, L shaped room with wood effect gloss laminate flooring throughout. Large UPVC bay window to from and dining area features serving hatch from kitchen with radiator below. The lounge area comprises feature fireplace with electric fire (not tested) and marble

FAMILY ROOM/CONSERVATORY

12'10" x 9'3" (3.92m x 2.83m)
Brick and UPVC construction with multi aspect windows. French doors opening onto rear garden. Continuation of wood effect gloss laminate flooring.

INNER HALLWAY

Archway into the inner hallway with doors leading to bedroom one, bedroom three, bathroom and airing cupboard. Thermostat, security system panel, loft access, radiator, spotlights and a continuation of wood effect gloss laminate flooring.

KITCHEN

9'10" x 9'1" (3m x 2.77m)
A range of white high gloss eye and base level units with drawer space below and butchers block work surfaces. Stainless steel one and a half bowl sink unit with drainer and mixer tap over. Complimentary red subway tiles to walls. Double electric oven with gas hob and stainless-steel extractor hood above. Built in tall freezer and space

DOUBLE BEDROOM ONE

12'6" x 11'3" max (3.82m x 3.43m max)
Double room with window to rear elevation and radiator under. Spotlights and a continuation of wood effect gloss laminate flooring.

DOUBLE BEDROOM TWO

8'7" x 8'11" (2.62m x 2.73m)
A double room with window to rear elevation and radiator under. Continuation of wood effect gloss laminate flooring.

FAMILY BATHROOM

7'3" x 5'10" (2.22m x 1.79m)
Four-piece suite comprising corner shower, panelled bath with mixer tap over, vanity unit with wash hand basin and close coupled W/C. Window to side elevation, chrome heated towel rail, fully tiled walls and ceramic floor tiles.

DOUBLE BEDROOM THREE/OFFICE

16'9" x 7'5" (5.11m x 2.28m)
This converted garage is currently being used as an office, however, was purpose built as a large bedroom. This room runs alongside the length of the house and is accessed via a door from the entrance porch, down two steps. UPVC window to the front elevation with a radiator under. Continuation of wood effect gloss laminate flooring, spotlights and internet access.

OUTSIDE FRONT

The attractive frontage is mainly laid to lawn with established evergreen shrubbery borders. The driveway provides off road parking and gated access to rear of the property. Pathway leading to the front entrance porch.

REAR GARDEN

This generous split-level, rear garden is fully enclosed by timber panel fencing. The garden benefits from both a decked and paved patio area, pond and timber garden shed. Beautifully landscaped, mainly laid to lawn the garden's borders boast a range of evergreen shrubbery, plants, and established trees. Extending from the patio area down the side of the property is a gated pathway to the front. Power, lighting, and water



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