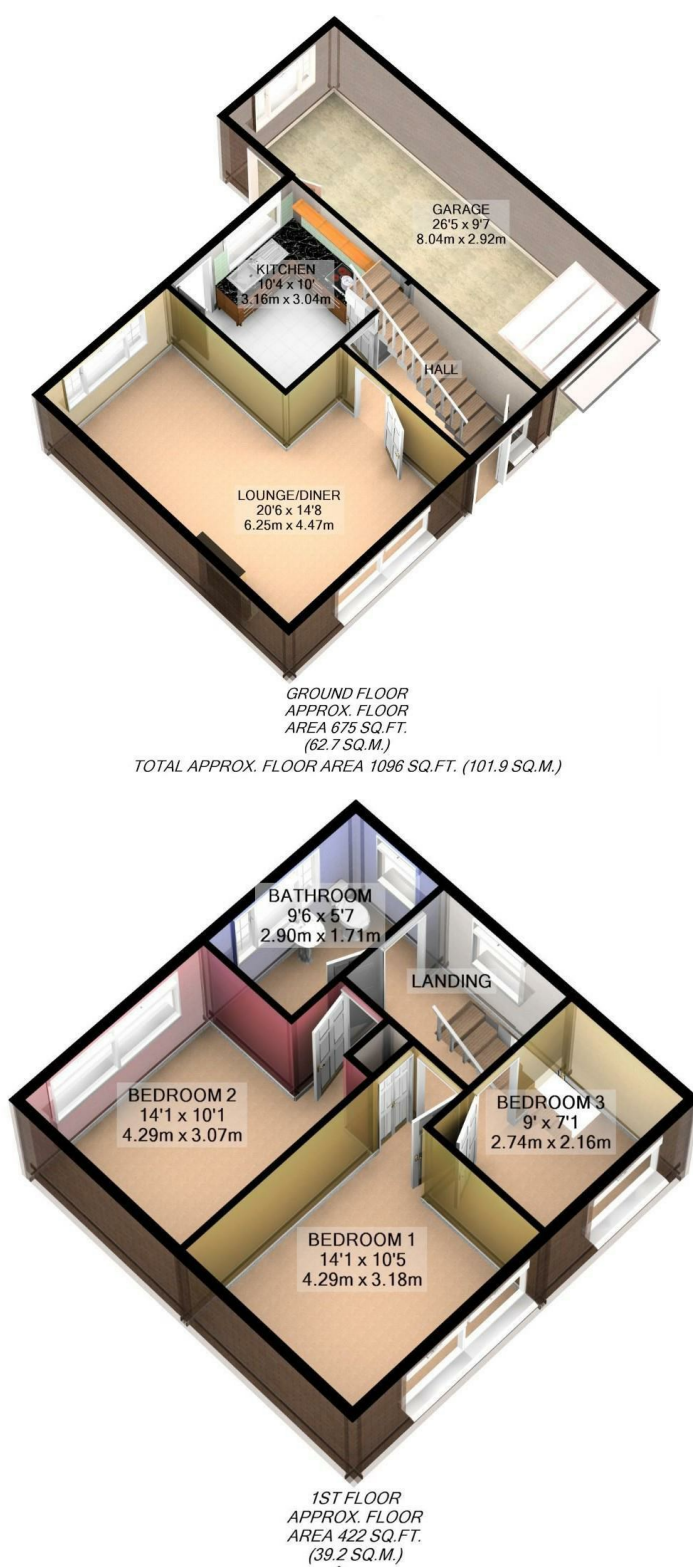


John Smith Avenue, Rothwell NN14 6DN



John Smith Avenue, Rothwell NN14 6DN

- Three Bedrooms
- NO CHAIN
- Cul - De - Sac
- Very well presented
- Approx floor area. 78sq.m (840 sq.ft)
- Larger than average Garage

PRICE
£245,000
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.



23 High Street, Rothwell
01536 418100
info@simonac.co.uk
simonac.co.uk



John Smith Avenue, Rothwell NN14 6DN

PRICE £245,000 FREEHOLD

**** IN PERSON VIEWINGS AND VIDEO VIEW AVAILABLE ** NO CHAIN**** Impressive three bedroom semi-detached house with block paved parking and larger than garage. Very well presented throughout, gas central heated and double glazed. Entrance Hall, good size Lounge/Sitting room with double doors onto rear garden, Re-fitted Kitchen with built in oven, hob and extractor. Landing to three bedrooms and refurbished bathroom with shower over. Block paved parking and GOOD SIZE GARAGE. Enclosed rear garden. Cul-De-Sac

Approx floor area. 78sq.m (840 sq.ft)

ENTRANCE HALL

Via stain leaded double glazed panelled door with matching side screens, staircase rising to first floor landing having storage cupboard under, double panelled radiator and panelled doors to Lounge/Dining Room and refurbished Kitchen/Breakfast Room

LOUNGE/DINING ROOM

20'5" x 14'5" narrowing to 10'1" (6.23m x 4.41m narrowing to 3.08m)
Feature fire surround, double glazed window to front having double panelled radiator under, French-style double glazed double doors and window to rear. Vertical radiator below, ceiling coving

KITCHEN/BREAKFAST ROOM

10'1" x 9'11" (3.08m x 3.04m)
Offering a range of refurbished high gloss, high and base level cupboard units with drawer space and work tops, one and half bowl single drainer stainless steel sink unit with mixer tap, built in oven, four ring gas hob with extractor, space for tall fridge/freezer, double glazed door and window offering outlook and access to rear garden, single panelled radiator

LANDING

Having double glazed window to side, power point, panelled doors to refurbished Bathroom and Three Bedrooms, loft hatch

BEDROOM ONE

11'5" x 10'7" (3.5m x 3.23m)
Having double glazed window to front, single panelled radiator and built in double airing cupboard

BEDROOM TWO

10'7" x 10'1" (3.24m x 3.09m)
Having double glazed window to rear and radiator

BEDROOM THREE

6'5" x 8'8" measurement incorporating over stairs (1.98m x 2.66m measurement incorporating over stair)
Having double glazed window to front and single panelled radiator

BATHROOM

Refurbished three piece suite comprising close coupled Wc, panelled bath with mixer tap and further shower fitment, screen and tiled surrounds, pedestal wash hand basin, two double glazed windows to rear and side, single panelled radiator

OUTSIDE FRONT

To the front there is low maintenance fully block paved parking for several vehicles including access to tandem DOUBLE GARAGE Garage

OUTSIDE REAR

The rear garden is enclosed, having shrub and flower borders, patio area and garden door to Garage

LARGE THAN AVERAGE GARAGE

Larger than average garage with up and over door and personal door to garage



call to view 01536 418100

