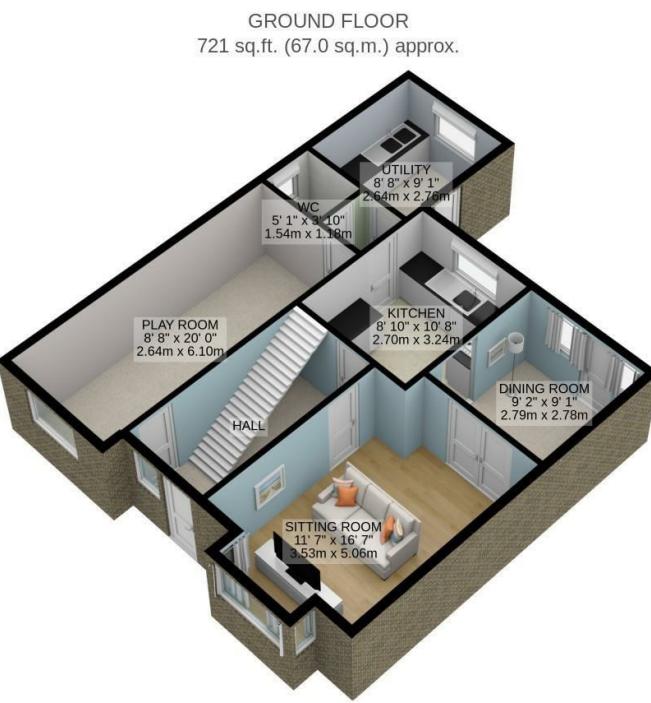
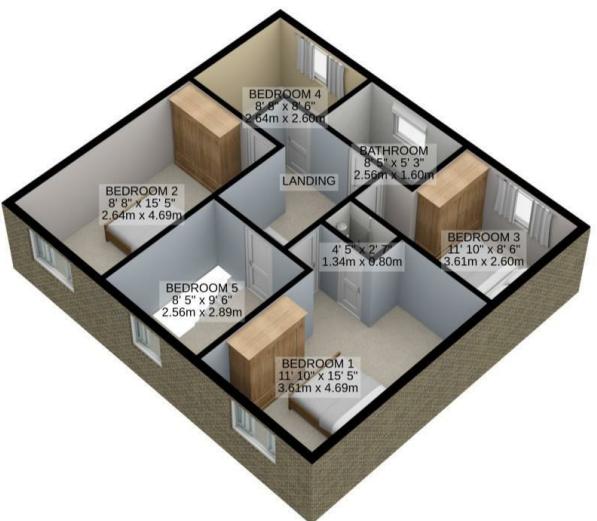


Manor Road, Rothwell NN14 6JE



GROUND FLOOR
721 sq.ft. (67.0 sq.m.) approx.



TOTAL FLOOR AREA : 1359 sq.ft. (126.2 sq.m.) approx.



Manor Road, Rothwell NN14 6JE

- FIVE Bedrooms PLUS Converted garage into Playroom/Home office
- No Chain
- South/westerly Garden
- Immaculately presented
- Must be seen

PRICE
£355,000
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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SIMON & CO.
ESTATE AGENTS

**IN PERSON AND VIDEO VIEWS AVAILABLE ** Offered with NO CHAIN is this stylish and very well presented FIVE BEDROOM Springfir built detached Family home with converted Garage providing good size home office/playroom. Ample parking and South/westerly aspect enclose garden to rear. Gas central heated and wood grain style Upvc double glazed throughout. Reception Hall, Re-fitted kitchen and Dining room. Separate utility room, cloakroom and good size Lounge sitting room with open fire. Landing to re-fitted Family bathroom and five bedrooms with en-suite to master. Sought after location location

RECEPTION HALL

13'4" x 6'3" (4.08m x 1.92m)
Entered via obscure composite double glazed door with matching side screens, tiled floor, double radiator, staircase leading to the first floor landing and doors to under stairs storage cupboard, refitted kitchen and lounge/sitting room and plyroom/home office.

LOUNGE/SITTING ROOM

13'4" x 11'7" (4.08m x 3.55m)
Generous family sized room with wood laminate flooring and walk in Upvc double glazed bay window to front. Double radiator, TV and telephone points. Brick built feature fire place with display mantle and grate housing an open fire.

KITCHEN/DINING AREA

kitchen area 10'5" x 8'8" (kitchen area 3.2m x 2.65m)
Modern open plan arrangement with refitted range of wall and base level cupboard units with rolled edge work surface and drawer space and tiled surrounds. Plumbing and space for dishwasher, one and a half bowl sink unit with mixer tap. Built in cooking facilities comprising of 4 ring gas hob with electric oven and grill with extractor fan and complimentary. Double glazed windows to rear and door to inner hall

DINING AREA

dining area 10'5" x 9'2" (dining area 3.2m x 2.8m)
Open plan dining room with wood laminate flooring double radiator, Upvc double glazed French doors to rear garden, full height glazed timber double doors to separate Lounge, giving a 24' through lounge/dining option

PLAYROOM/HOME OFFICE

19'11" x 7'6" (6.08 x 2.30)
Double glazed window to front and radiator. Ceiling spot lighting. Doors to/from Reception Hall and Inner Hallway

INNER HALLWAY

Ceramic tiled floor, loft hatch, feature timber doors to utility room, guest Wc and garage.

CLOAKROOM/WC

Ceramic tiled floor, obscure Upvc double glazed window to side, refitted white suite consisting of low level WC and vanity wash hand basin. Single radiator.

UTILITY ROOM

7'0" x 7'0" (2.15m x 2.15m)
Ceramic tiled floor, Upvc double glazed window to rear, obscure Upvc double glazed door to side leading into rear garden. Rolled edge work surface and sink unit, plumbing and space for automatic washing machine and further appliance space. Double radiator and wall mounted Vaillant combination boiler.

LANDING

Feature timber doors to five bedrooms and family bathroom. Loft hatch.

MASTER BEDROOM

15'4" x 9'7" (4.68m x 2.94m)
Double room with Upvc double glazed window to front, wood laminate flooring, single radiator, TV point and door to en-suite shower room.

EN-SUITE

Comprising close coupled WC, vanity wash hand basin, fully tiled shower cubicle with wall mounted shower over. Tiled floor with underfloor heating.

BEDROOM TWO

15'4" x 8'6" (4.68m x 2.6m)
Spacious double room with Upvc double glazed window to front and single radiator.

BEDROOM THREE

9'7" x 8'6" (2.94m x 2.6m)
Further double room with Upvc double glazed window to rear and single radiator.

BEDROOM FOUR

9'6" x 8'6" (2.9m x 2.6m)
Upvc double glazed window to front, single radiator and built in over stairs storage cupboard.

BEDROOM FIVE

8'6" x 7'8" (2.6m x 2.35m)
L-shaped room with Upvc double glazed window to rear, single radiator and wood laminate flooring.

FAMILY BATHROOM

Obscure Upvc double glazed window to rear, single radiator, refitted white three piece suite comprising low level WC, vanity wash hand basin and panel bath. Extractor fan.

OUTSIDE FRONT

To the front is an open plan frontage dominated by gravelled off road for several vehicles. Gated side access to the rear garden.

OUTSIDE REAR

The rear garden is South/Westerly with flagstone paved patio. Shaped lawn with bark and gravel borders for low maintenance. Outside tap and garden shed. The rear garden is enclosed by a combination of high level retaining brick walls and timber panel fencing, timber shed and side pathway to gate



call to view 01536 418100

