



## Balfour Drive (S), Rothwell NN14 6DP

- Three bedrooms\*
- Extended
- Cul-de-Sac
- No Chain
- Well Presented

PRICE  
£250,000  
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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\*\*IN PERSON AND VIDEO VIEWINGS AVAILABLE \*\* Offered with no chain is this much extended three bedroom (small 3rd bedroom) with ample parking all occupying a pleasant Cul-De-Sac position. Well presented, gas central heated and double glazed throughout. Reception Hall, Lounge/sitting room, Conservatory and extended Kitchen with built in oven/hob and 50/50 fridge-freezer. Landing to three bedrooms (two double and a small singe/study room) and re-fitted bathroom suite with shower. Enclosed rear garden. Approximate floor area 85 sq.m (915 sq.ft)

## ENTRANCE HALL

Entered via upvc double glazed door into entrance hall, staircase rising to first floor landing, wood laminate flooring and doors to lounge and kitchen.

## LOUNGE/SITTING ROOM

20'4" x 14'4" x 10'2" x 10'2" (6.20m x 4.39m x 3.10m x 3.10m )  
L-Shaped Room having Upvc double glazed window to front, decorative dado rails and coving, attractive feature fireplace having display mantle, surround and hearth housing gas fire and double doors to conservatory.

## CONSERVATORY

9'3" x 8'9" (2.82m x 2.69m )

Having upvc double glazed windows to rear and upvc double glazed door to rear garden, ceramic tiled flooring and bi fold door to kitchen.

## KITCHEN

16'9" x 9'10" (5.11m x 3m )

Impressive refitted kitchen having a range of eye and base level cupboard units incorporating display cabinets with roll edge worksurfaces over and cupboard and drawer space below, built in fridge freezer, plumbing for automatic washing machine, sink and drainer sink unit, upvc double glazed window to rear and obscure upvc double glazed door to side.

## LANDING

Stairs from hall, upvc double glazed window to side, doors to three bedrooms and bathroom.

## BEDROOM ONE

11'1" x 8'3" plus recess (3.40m x 2.54m plus recess)

Upvc double glazed window to front and built in wardrobes.

## BEDROOM TWO

10'7" x 10'2" max (3.25m x 3.10m max )

Upvc double glazed window to rear.

## BEDROOM THREE /STUDY

11'11" x 6'9" max (3.64m x 2.06m max )

Upvc double glazed window to front and built in over stairs storage cupboard.

## BATHROOM

Refitted with a three piece suite comprising panelled bath with shower over, pedestal wash hand basin and wc, obscure upvc double glazed window to rear and side

## OUTSIDE FRONT

To the front of the property is majority block paved off road parking and gated access to hard standing

## OUTSIDE REAR

To the rear is paved patio with the remainder having been mainly laid to lawn



call to view 01536 418100

