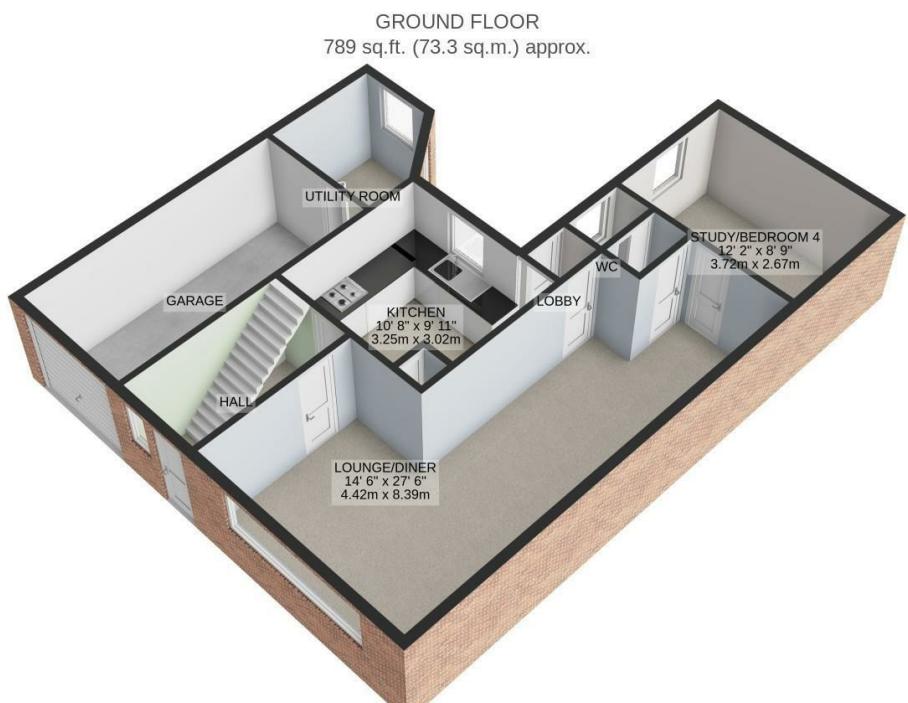
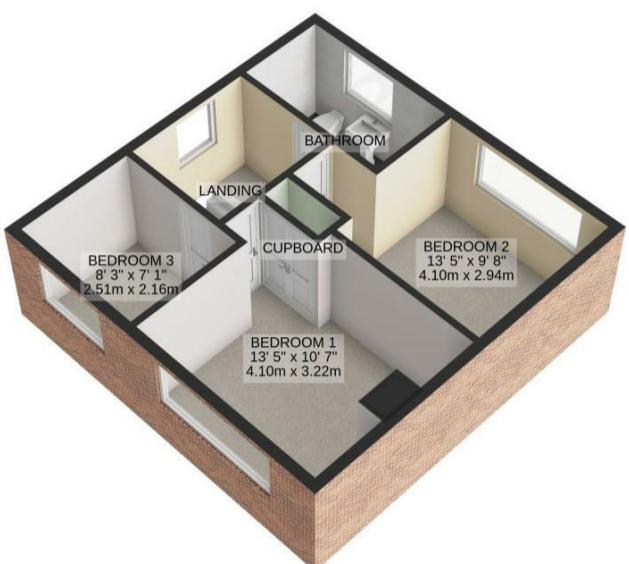


## Balfour Drive, Rothwell NN14 6DP



GROUND FLOOR  
789 sq.ft. (73.3 sq.m.) approx.



1ST FLOOR  
404 sq.ft. (37.5 sq.m.) approx.



## Balfour Drive, Rothwell NN14 6DP

- Three (Potentially 4) Bed
- Re-Fitted Kitchen
- Gas Central Heated
- Upvc Double Glazed
- Cu-De-Sac

PRICE  
£270,000

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 VIEWINGS AVAILABLE \*\* Well presented three (potentially 4) bedroom extended semi-detached home with parking and Garage located within popular cul-de-sac. Gas central heated and double glazed; Entrance Hall, extended Lounge/Sitting room, Home Office/4th bedroom, cloakroom W.C, rear hall and re-fitted Kitchen (with Utility area adjoining rear of garage). Landing with three bedrooms and re-fitted Bathroom with shower over.

## ENTRANCE HALL

Via leading double glazed panelled door with matching side screens, stair case raising to first floor landing having storage cupboard under, laminated wood block style flooring and panelled doors to Lounge/Sitting Room and Kitchen, power point and double panelled radiator

## LOUNGE/SITTING ROOM

28'10" max x 14'0" min narrowing to 10'1" max (8.8m max x 4.27 min narrowing to 3.09m max )

Continuation of laminated wood block style flooring, feature fire surround housing living flame coal effect gas fire, double glazed window to front, double panelled radiator through to dining area with further panelled door to Cloakroom/Wc, glazed door Rear Hall and further door to Bedroom Four/Home Office

## BEDROOM FOUR/HOME OFFICE

12'0" x 8'5" (3.66m x 2.58m )

Having Upvc double glazed window to side, double panelled radiator and ceiling coving

## CLOAKROOM/WC

Comprising close coupled Wc and wash hand basin with cupboards under, opaque Upvc double glazed window to side and single panelled radiator

## REAR HALL

Having Upvc double glazed window to rear and doorway to Kitchen

## KITCHEN

9'10" x 9'7" (3m x 2.94m )

Offering a comprehensive range of high and base level cupboard units with drawer space and work tops having matching surrounds, one and half bowl single drainer sink unit with mixer tap, built in double oven, four ring gas hob and extractor as well as integrated fridge/freezer, continuation of laminated wood block style flooring, aforementioned door from Entrance Hall and door to rear garden

## LANDING

Having double glazed window to side, power point, loft hatch via retractable ladder and panelled doors to Three Bedrooms and refitted Bathroom

## BEDROOM ONE

11'5" max plus door recess x 10'7" (3.5m max plus door recess x 3.23m ) Having Upvc double glazed window to front, single panelled radiator and built in cupboard providing clothes hanging and shelving space

## BEDROOM TWO

10'7" plus door recess x 9'10" (3.24m plus door recess x 3m ) Having double glazed window to rear and single panelled radiator

## BEDROOM THREE

8'7" x 6'10" max narrowing to 4'6" min (2.63m x 2.09m max narrowing to 1.38m min )

L-Shaped single room currently being used as dressing room with double glazed window to front, single panelled radiator and over stairs bulk head

## BATHROOM

Refitted three piece suite comprising close coupled Wc, pedestal wash hand basin and panelled bath with double feed shower and tiled surrounds, single panelled radiator, opaque double glazed window to rear

## OUTSIDE FRONT

The property enjoys the benefit of gravelled off road parking for several vehicles including access to Garage and steps to front entrance hall

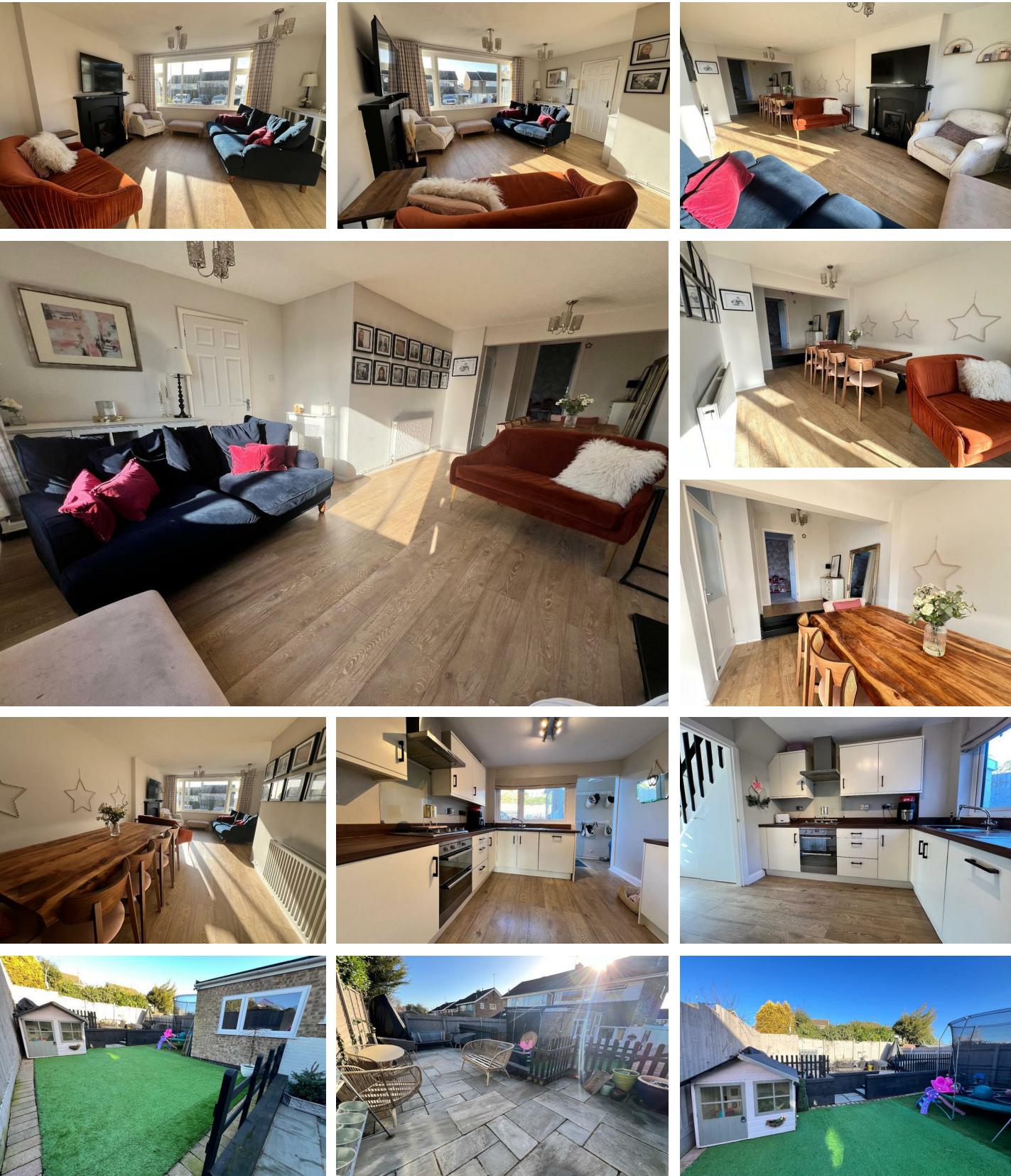
## GARAGE

16'9" x 8'2" max (5.11m x 2.5m max )

Having up and over door, power and lighting connected, doorway to/from Utility Area located on the rear of the garage having plumbing for automatic washing machine, double glazed window and door to rear garden

## OUTSIDE REAR

The rear garden is thoughtfully designed having immediate paved patio stepping on to raised astro turf and further raised paved patio all enclosed via panelled fencing, rear door to Utility Area on the rear of garage



call to view 01536 418100

