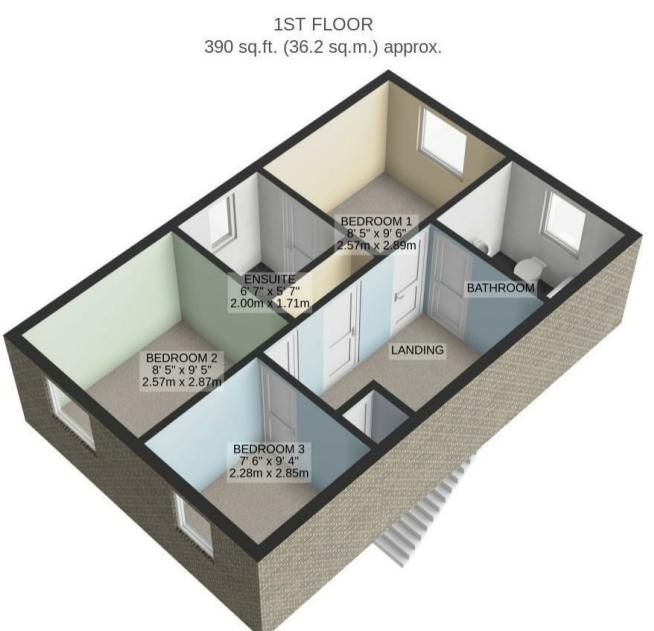


# Thompson Way, Rothwell NN14 6FL



TOTAL FLOOR AREA : 808 sq.ft. (75.1 sq.m.) approx.



## Thompson Way, Rothwell NN14 6FL

- Three bedrooms
- Cul-De-Sac position
- Parking for two cars
- En-suite to main bedroom
- Oversized Lounge (for the house type)
- Viewing recommended

PRICE  
**£260,000**  
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.

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\*\*IN PERSON AND VIDEO VIEWS AVAILABLE\*\* Extremely well presented three bedroom semi detached house with parking for two on the ever popular Harrington Park development built by Messrs Morris Homes and of the Didsbury Design. The overall accommodation comprises Entrance Hall, Cloakroom/WC, spacious Lounge/sitting room and Kitchen/Diner with cooking facilities. Landing to three bedrooms, en-suite shower and Family Bathroom. Outside is a small open plan frontage with off road parking for two and larger enclosed Rear Garden. The house occupies a secluded position with a Cul-De-Sac location, accessed via a private driveway. Viewing is strongly recommended.

## ENTRANCE HALL

Via panelled door, single panelled radiator, power point and further doors to Lounge/Sitting Room and Cloakroom/WC

## CLOAKROOM/WC

Comprising of corner wash hand basin with tiled surrounds, close coupled WC, opaque double glazed window to front and single panelled radiator

## LOUNGE/SITTING ROOM

15'9" x 15'8" (4.82m x 4.79m)

Incorporating stair case raising to first floor landing with storage cupboard under, two single panelled radiators, Upvc double glazed window to front and double doorway through to Kitchen/Dining Room

## KITCHEN/DINING ROOM

15'8" x 9'1" (4.8m x 2.78m)

With complimentary range of high and base level cupboard units, drawer space work tops and inset single drainer stainless steel sink unit with mixer tap, built in induction hob and extractor and built in oven, appliance space including plumbing for automatic washing machine and dishwasher, Upvc double glazed window and French style double glazed doors offering out look and access to rear garden with a southerly aspect, single panelled radiator and ceiling spot lights

## LANDING

Having doors to Three Bedrooms, Bathroom and good size over stairs cupboard, loft hatch

## BEDROOM ONE

8'0" x 9'1" (2.46m x 2.79m)

Upvc double glazed window to rear, single panelled radiator and door to En - Suite

## EN - SUITE

Comprising close coupled WC, wash hand basin, double shower cubicle all of which having tiled surrounds, single panelled radiator, shaver point and opaque Upvc double glazed window to side

## BEDROOM TWO

9'4" c 8'1" (2.86m c 2.47m)

Double glazed window to front and single panelled radiator

## BEDROOM THREE

9'6" m min x 7'4" (2.90 m min x 2.25m)

Also having Upvc double glazed window to front and single panelled radiator

## FAMILY BATHROOM

comprising close coupled WC, pedestal wash hand basin and panelled bath with mixer tap and tiled surrounds, single panelled radiator and opaque Upvc double glazed window to rear

## OUTSIDE FRONT

Parking for two vehicles (tandem), grassed garden with flag stone path to entrance door and pathway and gate to rear garden with gravel borders

## OUTSIDE REAR

The rear garden has an immediate paved patio and mainly laid lawn and enclosed with panelled fencing

## DIRECTIONAL NOTE

Take a right out of the Rothwell office, second right into Fox Street continuing into Harrington Road, take the last left into Terry Smith Avenue, right at the junction following the road into Thompson Way and continue to the furthest right turning where the property can be located on the right hand side



call to view 01536 418100

