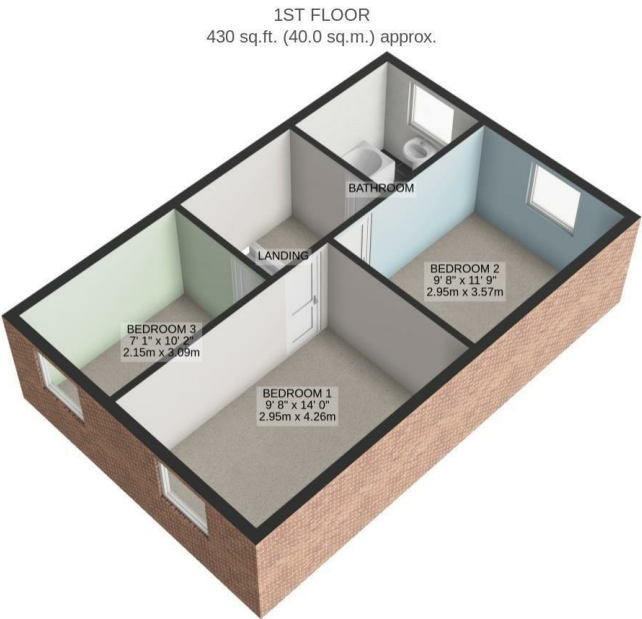


Goldcrest Way, Rothwell NN14 6FU



TOTAL FLOOR AREA : 861 sq.ft. (79.9 sq.m.) approx.



Goldcrest Way, Rothwell NN14 6FU

- Three bedrooms
- Off road parking for two
- Guest WC
- Enclosed rear garden
- Popular location
- Viewing recommended

PRICE
£125,000
50% SHARED
OWNERSHIP

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



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PRICE £125,000 LEASEHOLD

****IN PERSON AND VIDEO VIEWINGS AVAILABLE OF PROPERTY **** Offered for sale as 50% shared ownership is the spacious three bedroom, leasehold, semi detached family home, situated on the popular 'Woodland Valley' estate and found in good order throughout. The property is gas central heated and Upvc double glazed with other benefits to include built in appliances in the kitchen, side by side parking for two cars and good sized enclosed rear garden. The overall accommodation comprises entrance hall, guest WC, Kitchen and L-shaped lounge/dining room. The first floor offers three bedrooms and family bathroom. Outside is the aforementioned driveway to front providing side by side parking and the enclosed rear garden.

Agents Notes:
Lease = 996 years remaining.
Rent (for the remaining 50% share) = £280.17 pcm.
Service Charge = £38.15 pcm.
Ground Rent = £0.00

ENTRANCE HALL

Via Upvc double glazed wood grain composite door, stair case raising to first floor landing, single panelled radiator, doors to Cloakroom/Wc, L-Shaped Lounge/Dining Room and Kitchen

CLOAKROOM/WC

Comprising of close coupled Wc and wall mounted wash hand basin, single panelled radiator, extractor fan and ceiling spot lights

KITCHEN

9'4" x 8'4" (2.85 x 2.55)
Impressive range of high and base level cupboard units with drawer space and work tops, integrated appliances to include fridge, freezer, dishwasher and automatic washing machine, stainless steel four ring gas hob and electric oven, extractor and hood over, one and half bowl single drainer sink unit with mixer tap, wall mounted concealed boiler, Upvc double glazed window to front

LOUNGE/DINING ROOM

17'4" max x 16'8" max (5.30 max x 5.10 max)
L-shaped room with Upvc double glazed window to rear, plus obscured double glazed composite offering access to rear garden, and two single panelled radiators

LANDING

Having panelled doors to Three Bedrooms, Bathroom and storage cupboard,

BEDROOM ONE

14'3" x 7'6" (4.35 x 2.30)
Having Upvc double glazed window to front and single panelled radiator

BEDROOM TWO

11'7" x 9'4" (3.55 x 2.85)
Having Upvc double glazed window to rear, single panelled radiator

BEDROOM THREE

10'2" x 5'4" min (3.10 x 1.65 min)
Having Upvc double glazed window to front, recess with built in fitted desk and single panelled radiator

FAMILY BATHROOM

Three piece suite comprising of close coupled Wc, pedestal wash hand basin and twin grip panelled bath with shower and screen over, obscured Upvc double glazed window to rear with tiled display mantle, wall mounted chrome heated towel rail/radiator

OUTSIDE FRONT

Offering side by side parking for two vehicles, gated access to rear garden

OUTSIDE REAR

Having paved patio areas, lawn a garden with pathways and raised shrub and flower borders, outside tap and shed, the rear garden is enclosed by timber panelled fencing offering a good degree of privacy



call to view 01536 418100

