



Ragsdale Street, Rothwell NN14 6DE

- Three Bedrooms
- En-suite
- Refitted Kitchen & Bathroom
- Landscaped Westerly Facing Gardens
- Timber Shed and Greenhouse
- Approx floor area 92 sq.m (560 sq.ft)

PRICE
£255,000
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 **** A stunning THREE bedroom bay fronted semi-detached with larger than average landscaped South/Westley aspect rear garden. The property boasts many features that can only be best appreciated by viewing. Gas central heated and quality Sash style Upvc double glazed; Reception Hall, Lounge/dining room, super re-fitted kitchen and bathroom suite. Landing to three good bedrooms with en-suite shower room to Master. Front garden and beautifully maintained Westerly aspect rear garden extending some 45m (148 feet) Paved patio and decking areas greenhouse and timber she

Approx floor area 92 sq.m (990 sq.ft)

RECEPTION HALL

Via double glazed composite panelled door, opening into Hallway with laminated wood block style flooring, double panelled radiator, stair case raising to first floor landing and panelled door to Lounge/Dining Room

LOUNGE/DINING ROOM

10'1" x 14'6" in the dining area of 10'9" x 12'4" (3.09m x 4.42m in the dining area of 3.29m x 3.78m)

Into sash style Upvc double glazed bay window to front with double panelled radiator under, wall mounted living flame wood effect fire with the dining area having further sash style double glazed window to rear garden and further double panelled radiator under, panelled doors to under stairs cupboard and Kitchen

KITCHEN

16'8" max x 7'10" (5.10m max x 2.39m)

Offering a comprehensive range of refitted high gloss, soft close, high and base level cupboard units, designed for maximum storage, including fridge/freezer, dishwasher, five ring gas hob with matching hood over and built in double oven, tiled flooring and inset spot lights, two sink units and double glazed window plus door to rear garden, wall mounted heated towel heater/radiator and panelled door to Refitted Bathroom

BATHROOM

Having continuation of tiled floor, wash hand basin with cupboards under, Wc and pear shaped panelled bath with shower and screen over, ceiling lighting, heated towel rail/radiator and opaque double glazed window to side

LANDING

Gallery style landing with panelled doors to Three Good Size Bedrooms and over stairs linen cupboard with shelving, power point and loft hatch

BEDROOM ONE

11'5" x 12'5" (3.50m x 3.81m)

Having two sash style double glazed windows to front, single panelled radiators, ceiling spot lights and walk in wardrobe providing extensive range of clothes hanging and shelving space, door to En-Suite

BEDROOM TWO

9'10" x 12'4" (3.0m x 3.78m)

Having sash style double glazed window over looking landscaped rear garden, single panelled radiator

BEDROOM THREE

7'10" x 11'3" (2.40m x 3.43m)

Good size bedroom having sash style double glazed window overlooking landscaped rear garden

EN-SUITE

comprising Wc, wash hand basin and shower cubicle, full tiling to floors and walls, wall mounted heated towel rail/radiator and inset ceiling spot lights

OUTSIDE FRONT

To the front there is a garden front court with steps to entrance door with shrub and flower beds, side gate providing shared pathway and gate to rear garden

OUTSIDE REAR

The rear garden is a superb additional feature to the property, being thoughtfully designed and must be viewed to be appreciated, having immediate flagstone court yard area leading to storage shed and bin store, stepping up to the first patio which can be enjoyed by a Southerly aspect leading onto shaped lawns edged with well stocked shrub and flower borders, following onto decking area enjoying a sunny aspect and further lawn garden to rear with a further variety of flowers and trees, gravelled and paved areas to the top with greenhouse and timber shed



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