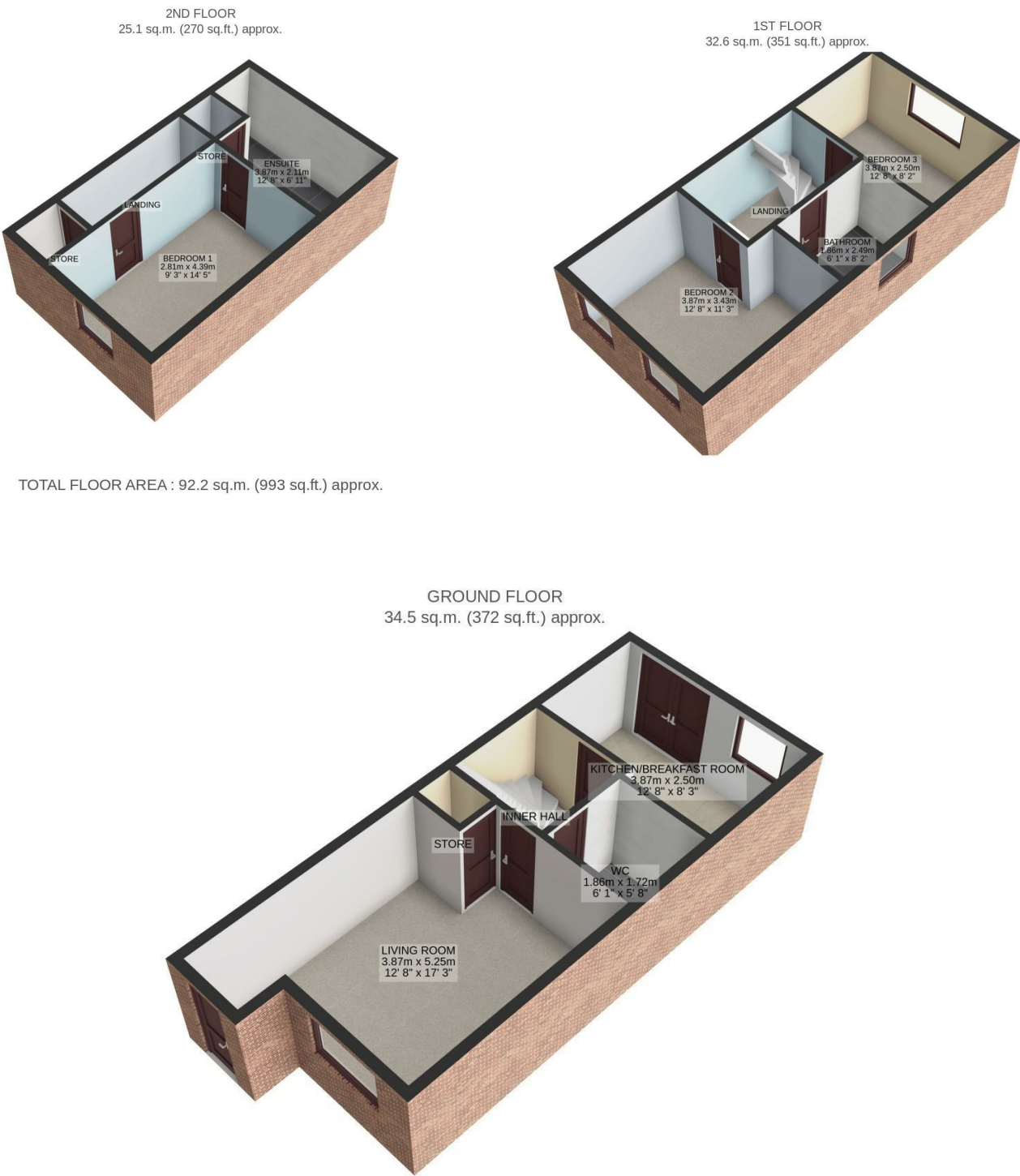


Barn Owl Drive, Rothwell NN14 6FR



Barn Owl Drive, Rothwell NN14 6FR

- Well presented
- Three double bedrooms
- Luxury Vinyl timber effect flooring to the ground floor
- Parking for two cars
- Guest WC
- Viewing recommended

PRICE
£279,950

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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Barn Owl Drive, Rothwell NN14 6FR

PRICE £279,950 FREEHOLD

****IN PERSON AND VIDEO VIEWINGS AVAILABLE OF PROPERTY **** A well presented and good sized three bedroom semi detached house arranged over three floors. Benefits include luxury vinyl timber effect flooring on the ground floor, off road parking for two, three double bedrooms and spacious ensuite. The overall accommodation comprises entrance into Lounge, Guest WC and Kitchen/Dining Room. The first floor provides two bedrooms and family bathroom, whilst the second floor offer the main bedroom and ensuite. Outside are a low maintenance front garden, drive way to side providing parking for two cars and an enclosed rear garden. An internal viewing is recommended.

ENTRANCE HALL AREA

Via panelled door opening to Lounge/Sitting Room

LOUNGE/SITTING ROOM

127" x 182" (3.84m x 5.54m)

Having double glazed window to front, luxury vinyl timber effect flooring, double panelled radiator and door to under stairs storage cupboard and door to Inner Hall

INNER HALLWAY

Having stair case raising to first floor landing, continuation of luxury vinyl timber effect flooring and panelled doors to Kitchen/Breakfast Room and Cloakroom/Wc

CLOAKROOM/WC

Comprising of wash hand basin and close coupled Wc, single panelled radiator, continuation of luxury vinyl timber effect flooring and extractor fan

KITCHEN/BREAKFAST ROOM

Having double glazed double doors and window offering outlook and access to rear garden, a range of high and base level cupboard units with drawer space and work tops, one and half bowl single drainer sink unit with mixer tap, built in oven with four ring gas hob and extractor fan and hood over, integrated fridge and freezer, and further appliance space to include plumbing for automatic washing machine/dishwasher (currently using as cupboard space), continuation of luxury vinyl timber effect flooring and double panelled radiator radiator

FIRST FLOOR LANDING

Having doors to Two of the three Bedrooms, Family Bathroom and stair case raising to second floor landing, single panelled radiator

BEDROOM TWO

127" x 127" (3.84m x 3.85m)

Having two double glazed window to front and and two single panelled radiator

BEDROOM THREE

127" x 77" (3.84m x 2.32m)

Having double glazed window to rear and radiator

FAMILY BATHROOM

Three piece suite comprising close coupled Wc, pedestal wash hand basin and panelled bath with shower and screen over, single panelled radiator, obscured double glazed window to side, part complimentary tiling to walls and extractor fan

SECOND FLOOR LANDING

Door to Master Bedroom and storage cupboard

MASTER BEDROOM

9'6" x 16'4" (2.90m x 4.99m)

Dormer style Upvc double glazed window to front, single panelled radiator and panelled door to En-Suite/Dressing Room

EN-SUITE

Having storage cupboard, pedestal wash hand basin, close coupled Wc and shower cubicle, area for dressing table/desk, appliance space to include plumbing for automatic washing machine, sky light window to rear and double panelled radiator and extractor fan

OUTSIDE FRONT

To the side there is parking for two vehicles with gate to enclosed rear garden and the front offers low maintenance barked areas with path to entrance door

OUTSIDE REAR

The rear garden offers an immediate paved patio stepping onto mainly laid to lawn garden further further patio area to the top of the garden, outside tap, timber garden shed and all enclosed by timber panelled fencing



call to view 01536 418100

