



Harrington Road, Rothwell NN14 6AR

- FOUR Bedrooms inc down stairs room
- NO CHAIN
- Good size house
- Pleasant rear garden
- Gas central heated and double glazed

PRICE  
£215,000  
OFFERS OVER

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\*\* IN PERSON AND VIDEO VIEWINGS AVAILABLE \*\* Offered with NO CHAIN is this good size FOUR bedroom (inc ground floor bedroom) bay fronted terrace house with front court and enclosed Westerly aspect rear garden. Gas central heated and double-glazed. Entrance Hall to Lounge & dining room, Kitchen, utility lobby and Family room/Bedroom. Landing to Bathroom and three further good size bedrooms. Pleasant rear garden with decking areas and storage shed/s. Approx. floor area 106 sq.m (1,140 sq.ft)

## ENTRANCE HALL

Via opaque double glazed panelled door, stair case raising to first floor landing and single panelled radiator, panelled door to Lounge/Dining Room

## LOUNGE/DINING ROOM

25'9" x 11'4" max (7.86m x 3.47m max)

Through lounge/dining room or separate reception room option having by fold panelled doors giving separation of two rooms if required, the lounge area offering open fire with cast iron surround and inset, double glazed bay window to front, double panelled radiator and laminated wood block style flooring and ceiling coving through to dining area with exposed Inglenook style fire surround with display mantel, further double panelled radiator and double glazed window to rear, panelled door to Kitchen

## KITCHEN

11'3" x 7'9" (3.45m x 2.38m)

Offering a range of high gloss, high and base level cupboard units with drawer space and work tops having tiled surrounds enamel one and half bowl sink unit with mixer tap, built in double oven, hob and extractor and additional appliance space for fridge or freezer, panelled door to under stairs pantry cupboard, single panelled radiator, double glazed window and door to rear garden, solid wood flooring through to Inner Hallway/Utility Room

## INNER HALLWAY/UTILITY ROOM

Having additional appliance space with plumbing for automatic washing machine and dishwasher, double glazed window to side and door to Bedroom Four/Family Room

## BEDROOM FOUR/FAMILY ROOM

14'9" x 7'10" (4.5m x 2.41m)

Having double glazed window to side and double glazed double doors offering outlook access and Westerly facing enclosed rear garden and continuation of solid wood flooring

## LANDING

Gallery style landing having panelled doors to Three Bedroom and Bathroom, loft hatch

## BEDROOM ONE

11'11" x 9'2" min plus door recess (3.64m x 2.80 min plus door recess)  
Having double glazed window to front, double panelled radiator and ceiling coving

## BEDROOM TWO

11'8" x 8'10" min (3.57m x 2.71m min)  
Having double glazed window to rear and double panelled radiator

## BEDROOM THREE

9'6" x 7'11" (2.9m x 2.43m)  
Having double glazed window to rear and radiator

## BATHROOM

Comprising panelled bath, pedestal wash hand basin, close coupled WC, opaque double glazed window to front, heated towel rail/radiator and tiling to walls

## OUTSIDE FRONT

Front court and steps up to entrance door

## OUTSIDE REAR

The rear garden is an additional feature to the property enjoying a Westerly aspect having an immediate paved patio and decking area leading to further decking area, grassed areas and raised flower beds, all of which enclosed via timber fencing, and two timber sheds



call to view 01536 418100

