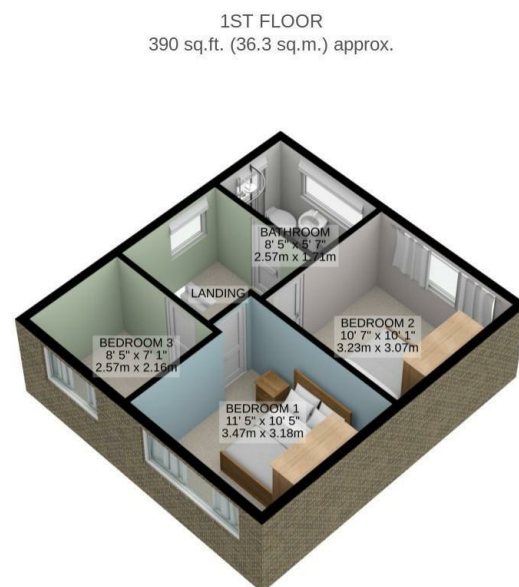
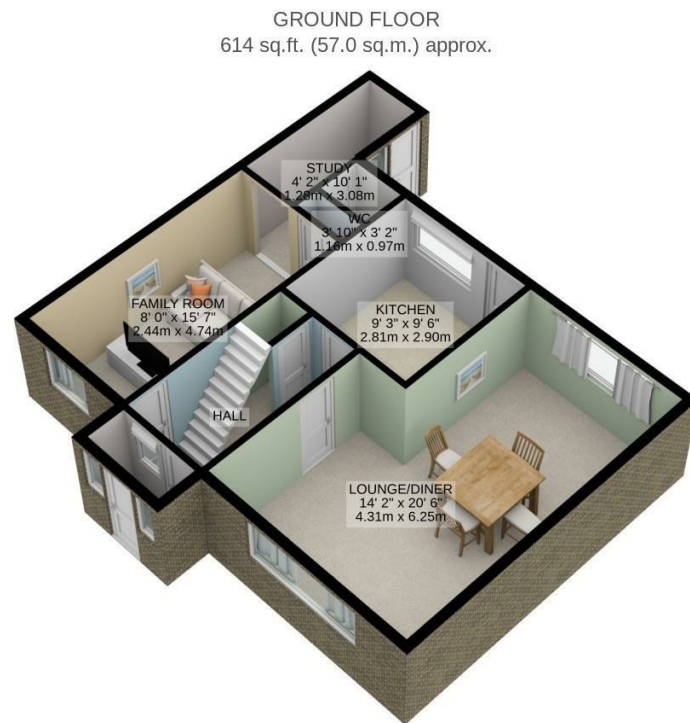


John Smith Avenue, Rothwell NN14 6DN



TOTAL FLOOR AREA : 1004 sq.ft. (93.3 sq.m.) approx.



John Smith Avenue, Rothwell NN14 6DN

- Three bedrooms PLUS FAMILY ROOM
- Cul-De-Sac
- Ground floor Family room & Cloakroom
- Block paved parking
- Well presented

PRICE
£995

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 ***** Three (potentially 4) bedrooms including large Ground Floor versatile Family Room with Cloakroom W.C. Gas central heated and Upvc double glazed. Porch, Entrance Hall, Lounge/Sitting Room, modern Kitchen, Family room (potential 4th bedroom). Landing to three bedrooms and re-fitted modern bathroom. Block paved parking to front and enclosed sizeable garden to rear. Cul-De-Sac position.

ENTRANCE PORCH

Entered via obscure Upvc double glazed door, with fixed obscure Upvc double glazed screens to both side elevations, ceramic tiled floor, coved and textured ceiling. Obscure glazed timber door into entrance hall.

RECEPTION HALL

Wood laminate flooring, single radiator, coved and textured ceiling, stair case leading to the first floor landing, spot lights. Doors to family/play room, Lounge/dining room, kitchen and under stairs storage cupboard.

LOUNGE/DINING ROOM

20'4" x 14'1" (6.22m x 4.3m)
Well proportioned L-shape room with Upvc double glazed window to front, double radiator, wood laminate flooring, deep skirting boards, coved and textured ceiling, further Upvc double glazed widow to rear, double radiator, TV and telephone points.

KITCHEN

9'8" x 9'4" (2.95m x 2.85m)
Upvc double glazed window and obscure Upvc double glazed door to rear garden. Ceramic tiled floor, textured ceiling with spot lights, single radiator. Fitted range of wall and base level units with rolled edge work surfaces and cupboard and drawer space below. Plumbing and space for dish washer or washing machine, single bowl sink unit with mixer tap. Built in cooking facilities comprising 5 ring gas hob with electric oven and grill and extractor fan and hood.

FAMILY ROOM/POTENTIAL 4TH BEDROOM

24'9" x 8'0" (7.55m x 2.45m)
Converted garage and ground floor extension with Upvc double glazed window to front, single radiator, wood laminate flooring. Built in storage cupboard and plumbing and space for automatic washing machine. Door way to study area with continuation of wood laminate flooring, Upvc double glazed window and door to side and further door to guest WC.

CLOAKROOM/WC

Continuation of wood laminate, pedestal wash hand basin, close coupled WC. Single radiator and extractor fan.

LANDING

Upvc double glazed window to side, spot lights, , loft hatch via retractable ladder and to part boarded loft space and boiler, and doors to three bedrooms and bath/shower room.

BEDROOM ONE

10'9" x 10'1" (3.28m x 3.08m)
Double room with Upvc double glazed window to front, single radiator, coved and textured ceiling, built in storage cupboard.

BEDROOM TWO

10'4" x 9'4" (3.15m x 2.85m)
Double room with Upvc double glazed window to rear, single radiator, wood laminate flooring, coved and textured ceiling and spot lights.

BEDROOM THREE

8'8" x 6'6" max (2.64m x 1.98m max)
Measurement includes the Bulk head and cupboard area. Upvc double glazed window to front, double radiator

BATH/SHOWER ROOM

Ceramic tiled floor, textured ceiling with spot lights, complimentary tiling to all walls, extractor fan. White 4 piece bathroom suite comprising panel bath, vanity wash hand basin, close coupled WC and shower cubicle with wall mounted shower.

OUTSIDE FRONT

The front garden is open plan and totally dominated by block paved side by side parking for three.

OUTSIDE REAR

Good size rear garden with immediate paved patio and raising decking area. Lawns with well stocked shrub and flower borders. The rear garden is enclosed by a combination of timber panel fencing and retaining brick walls.



call to view 01536 418100

