



## Rushton Road, NN14 2RR

- THREE bedrooms
- PARKING & GARAGE
- Front court & Enclosed rear garden
- Two separate reception rooms

PRICE  
£1,150  
PCM

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\*\*** Offered to Let is this spacious THREE bedroom end of terrace house, situated close to the town centre, shops and local schools and benefiting from a DRIVEWAY AND GARAGE accessed at the rear of the property. The house is gas central heated and double glazed with other benefits to include two separate reception rooms, a front court and larger enclosed rear garden. The overall accommodation comprises entrance hall, Lounge, separate dining room and kitchen. the first floor offers three bedrooms and family bathroom. Outside is the aforementioned front court, good sized enclosed rear garden and drive way and single garage accessed via Regent Street.

ENTRANCE HALL

Via Upvc double glazed panelled door, single panelled radiator, panelled doors to Lounge, Dining Room, Cellar and step down to Kitchen

LOUNGE

Having double glazed window to rear and further window to side, single panelled radiator, picture rails, feature fire place with display mantel housing living flame gas fire, door to stairs to first floor landing

DINING ROOM

Having double glazed window to front, single panelled radiator and ornate feature fire place with display mantle and ceiling coving

KITCHEN

Having a range of high and base level cupboard units with drawer space and work tops, electric four ring hob with oven under with extractor fan over, stainless steel, single bowl, single drainer sink unit with mixer tap, appliance sace to include pluming for automatic washing machine, plus further appliance space, double glazed window over looking rear garden, double glazed door to side

LANDING

Having doors to Three Bedrooms and Bathroom, single panelled radiator

BEDROOM ONE

Having Upvc double glazed window to front, single panelled radiator and built over stairs cupboard

BEDROOM TWO

Having double glazed window to rear, single panelled radiator and ceiling coving

BEDROOM THREE

Having double glazed window to rear and single panelled radiator

BATHROOM

Three piece suite comprising of twin grip panelled bath with shower and screen over, close coupled Wc and pedestal wash hand basin and single panelled radiator

OUTSIDE FRONT

Front court with gated access and low level retaining brick wall with path to entrance door and side access to rear garden

OUTSIDE REAR

The rear garden has raised decking patio, artificial lawn with deep and well stocked mature shrub and flower borders, brick built in barn, the rear garden is enclosed by brick wall and panelled fencing, access to rear of property by gate and garage with personal door

PARKING AND GARAGE

the property offers off road parking for one vehicle and gives access to Garage with up and over door

