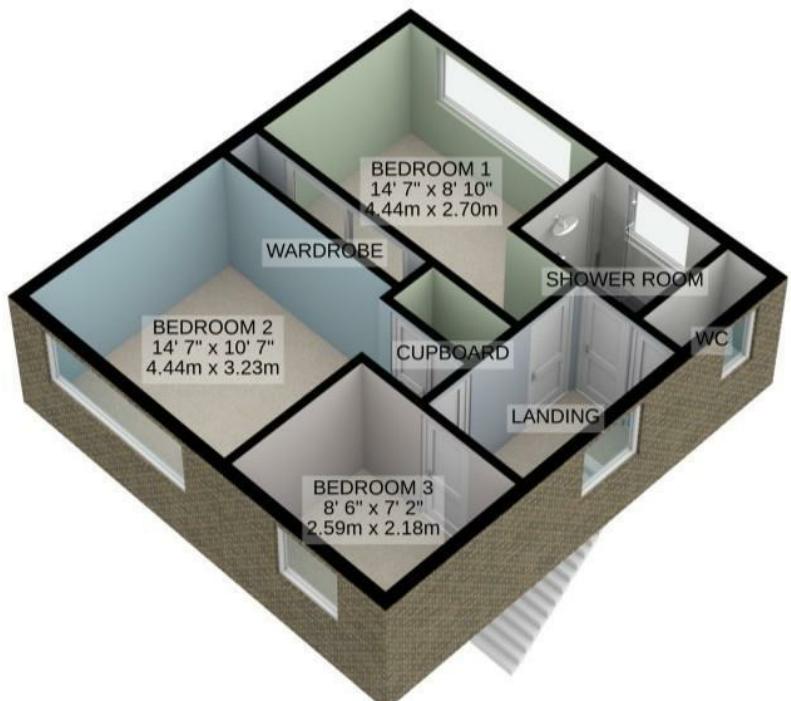
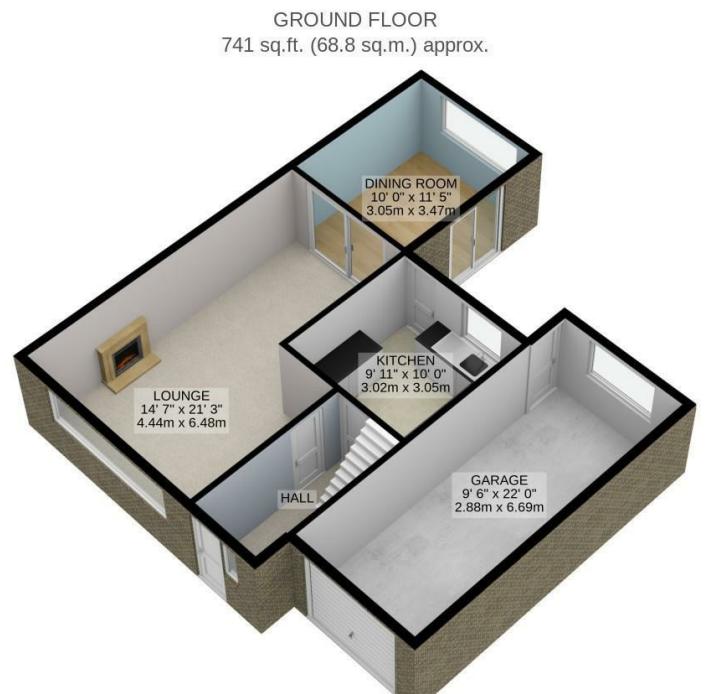


John Smith Avenue, Rothwell NN14 6DN



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- Three bedrooms
- Extended to provide Family room/Conservatory
- Good size South garden
- Ample Parking & 22' Garage
- Cul-De-Sac position
- Very well presented

PRICE
£265,000

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.

23 High Street, Rothwell
01536 418100
info@simonac.co.uk
simonac.co.uk

SIMON & CO.
ESTATE AGENTS

**IN PERSON AND VIDEO VIEWINGS AVAILABLE ** Well presented and extended Three bedroom semi-detached Family home with ample parking to 22' garage and larger than average Southerly aspect rear garden with raised decking area, all located within pleasant Cul-De-Sac. Gas central heated & Double glazed. Entrance hall, Kitchen with built in oven and hood, Lounge/sitting room leading to Family room/Conservatory. Landing to three bedrooms, modern re-fitted shower and separate W.C.

RECEPTION HALL

Via opaque and glazed panelled door, stair case raising to first floor landing with storage cupboard under, panelled doors to Kitchen and Lounge/Sitting Room

LOUNGE/DINING ROOM

14'7 x 21'3 (4.45m x 6.48m)
Having Upvc double glazed window to front, feature fire surround with living flame style gas fire, opening to Dining area, radiators and glazed sliding doors opening to Family Room/Conservatory

FAMILY/CONSERVATORY

10'0" x 11'4" (3.05m x 3.47m)
Opening from the lounge/dining room giving a spacious front to back reception room measuring in excess of 30ft, having Upvc double glazed window to rear and sliding double patio doors offering outlook and access to decking area and in turn to Southerly aspect rear garden

KITCHEN

9'11 x 10'0 (3.02m x 3.05m)
Offering a range of light oak coloured high and base level cupboard units with drawer space and work tops having tiled surrounds, sink unit, double glazed window and door offering outlook access to rear garden, built in oven and hob and appliance space to including plumbing for automatic washing machine/dishwasher

LANDING

Having double glazed window to side and panelled doors to Three Bedrooms, Shower Room and separate Wc

BEDROOM ONE

14'7 x 8'10 max (4.45m x 2.69m max)
To front of full height and width mirrored wardrobes providing extensive range of clothes hanging and storage space, Upvc double glazed window overlooking rear garden and rooftop views beyond and radiator

BEDROOM TWO

17'4 x 10'7 max (5.28m x 3.23m max)
Having double cupboard, Upvc double glazed window to front and radiator

BEDROOM THREE

8'6m x 7'2m (2.59mm x 2.18mm)
Having double glazed window to front and radiator

SHOWER ROOM

Refitted suite having shower cubicle and vanity wash hand basin with cupboards under, full tiling surrounds, opaque double glazed window to rear and heated towel rail/radiator

SEPARATE WC

Comprising close coupled Wc, opaque double glazed window to side and wall mounted boiler

OUTSIDE FRONT

The front offering off road parking for several vehicles leading to larger than average Garage, lawned area edged with shaped shrub and flower borders, slate pathway leading to entrance door

GARAGE

9'6 x 22'0 (2.90m x 6.71m)
With up and over door and door to rear giving access to garden

OUTSIDE REAR

The rear garden enjoys a Southerly aspect, landscaped by way of shaped lawns edged with well stocked shrub and flower borders and enclosed by panelled fencing, immediate decking area, stepping down to main garden area, outside lighting and outside tap



call to view 01536 418100

