



Underwood Road, Rothwell NN14 6HX

- Three bedrooms
- Gas central heated
- Double glazed
- Off Road Parking & storage outbuildings/garage
- Conservatory

PRICE
£1,195
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 **** Three bedroom semi-detached house with ample off road parking and garage/outbuilding. Gas central heated and double glazed. Entrance Hall, Lounge/sitting, conservatory, Kitchen with archway to shower room and separate W.C. and shower room. Landing to three bedrooms (Two double and One single). Outside offers front garden and ample parking to good size workshop/shed and potential garage. Low maintenance rear garden

ENTRANCE HALL

Via Upvc double glazed door into Hallway, having doors to Lounge/Sitting Room, and Kitchen, stairs raising to first floor accommodation

LOUNGE/SITTING ROOM

15'5" x 10'0" (4.72m x 3.05m)

Upvc double glazed window to front, double glazed sliding patio doors to rear accessing Conservatory, wood effect laminated flooring, built in original storage cupboards, wood burner with wooden surround and flagstone hearth, radiator

KITCHEN

10'1" x 8'10" (3.09m x 2.71m)

Double glazed windows to front and side, a range of kitchen units at base and eye level with feature wood effect work tops, built in butler sink and chrome taps, plumbing for automatic washing machine, ceramic tiled flooring and tiling to water sensitive areas, wall mounted boiler and extractor fan, archway to rear accessing to double glazed door to rear garden, additional door to Shower room and additional sliding door to Wc

WC

Double glazed window to rear, low level Wc, continuation of ceramic tiled flooring

SHOWER ROOM

Double glazed window to rear, corner base glass curved shower cubicle with electric shower over, pedestal wash hand basin and wall mounted chrome heated towel rail, continuation of ceramic tiled flooring and additional tiling to all water sensitive areas

CONSERVATORY

13'7" x 8'9" (4.16m x 2.68m)

Half brick and half Upvc double glazed construction, having double glazed door to side accessing garden, radiator, wood effect vinyl flooring

LANDING

Double glazed window to rear, doors to all rooms, loft access

BEDROOM ONE

15'4" x 8'11" (4.69m x 2.72m)

double glazed windows to front and rear, having built in double wardrobes providing clothes hanging and shelving space, radiator

BEDROOM TWO

11'1" x 8'1" (3.4m x 2.48m)

double glazed window to front and radiator

BEDROOM THREE

8'0" x 6'9" (2.44m x 2.07m)

Double glazed window to rear and radiator

OUTSIDE FRONT

Slab path to front, mainly laid to lawn with shrub borders and flower beds and hedge grow

PARKING

Combination of flag stone and gravel driveway providing off road parking for several vehicles,

OUTSIDE REAR

Hard standing low maintenance patio flagstone garden, part brick and part fenced perimeter

GARAGE & OUT BUILDINGS

Combination of two garages with additional storage space, power and lighting

DIRECTIONAL NOTE

Take a right out of the Rothwell office, take the first right into Sun Hill and right into Wales Street, cross the road at the T Junction over Greening Road onto Underwood Road where the property can be located on the left hand side



call to view 01536 418100

