



74 Glendon Road, Rothwell NN14 6BS

- 4 bedrooms
- Re-fitted Bathroom/Shower
- Re-fitted Kitchen
- Gas central heated

PRICE
£975
PCM

23 High Street, Rothwell
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SIMON & CO.
ESTATE AGENTS

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****IN PERSON AND VIDEO VIEWS AVAILABLE **GOOD SIZED FOUR BEDROOM (INCLUDING BASEMENT ROOM) ELEVATED SEMI-DETACHED HOUSE.** Accommodation comprising of ,Porch, Entrance Hall, Basement Room/ 4th bedroom, Lounge/Sitting room and re-fitted Kitchen/Dinner. Landing to three further bedrooms and re-fitted Bathroom with shower. Front and rear garden areas. Gas central heated and double glazed.

Entrance Porch
Steps up to Entrance via opaque glazed and timber panelled door with original solid wood stained and leaded central door with matching side screens, opening to Entrance Hall

Entrance Hall
Stairs to first floor landing and down to Basement Room/Bedroom Four, radiator and paneled doors to Kitchen/Dining Room, Lounge/Sitting Room and side Porch/Conservatory, laminated wood block flooring

Side Porch/Conservatory
5'8" x 7'10" (1.73m x 2.41m)
Upvc double glazed construction with outlook and access to Side and Rear Garden

Lounge/Sitting Room
12'11" into bay x 11'8" max (3.95m into bay x 3.57m max) with Upvc double glazed bay window to front, tiled fire surround with hearth and mantel, radiator, shelving unit within recess

Kitchen/Dining Room
16'7" x 8'0" widening to 11'3" (5.06m x 2.44m widening to 3.45m)
Having laminated wood block style flooring, double panelled radiator, fitted double cupboard and shelving, Upvc double glazed window and double glazed French style double doors opening to Rear Garden, inset ceiling

spot lights, a range of refitted high and base level cupboard units with drawer space and work tops having tiled surrounds, four ring hob and stainless steel extractor, built in double oven and appliance space to include plumbing for automatic washing machine

Basement/Bedroom Four
12'0" into bay x 9'9" height 6'2" (3.67m into bay x 2.98m height 1.88m)
stair way descending from Entrance Hall to Hallway having built in shelved cupboard, single panelled radiator and door to Double Bedroom/Basement, Upvc double glazed window bay window to front, double panelled radiator, a range of fitted cupboard and shelving and door to En - Suite Toilet

En - Suite Toilet
Comprising pedestal wash hand basin with cupboard under, heated towel rail/radiator and close coupled Wc

Landing
Having panelled doors to Three further Bedrooms, refitted Bathroom with Shower

Bedroom One
11'8" x 10'11" max (3.58m x 3.35m max)
Double bedroom having Upvc double glazed window to front with roof top views across countryside, single panelled radiator

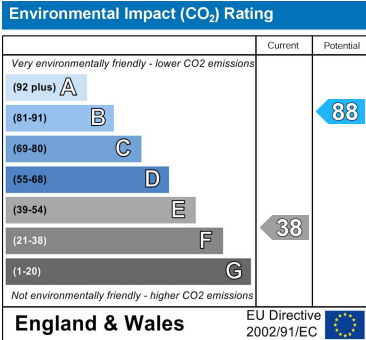
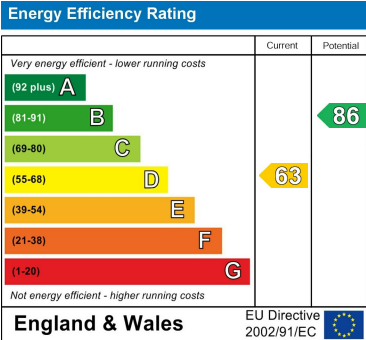
Bedroom Two
11'5" x 9'10" (3.48m x 3m)
Double Bedroom having double glazed window to rear, double panelled radiator and built in double wardrobes

Bedroom Three
8'2" x 6'4" (2.5m x 1.95m)
Single Bedroom with no bulk head, Upvc double glazed windows to side and rear, single panelled radiator

Bathroom
Refitted three piece suite comprising close coupled Wc, inset vanity wash hand basin, panelled bath with shower and screen over, heated towel rail/radiator, full tiling to walls, opaque Upvc double glazed window to front and pendant light switch

Outside
The property has gated and pathway leading to entrance door and side gate to rear garden, raised gravel area and flower beds to front and pathway to sectioned garden to rear made up of flower beds and soil area (AGENTS NOTE, The area located to the side of the house is available for general use yet not particular accessible due to mounds of earth and rubble

Directional Note
Take a left out of the Rothwell office, right at the roundabout onto Bridge Street continuing onto Glendon Road where the property can be located on the left hand side opposite the junction for Columbus Crescent



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The Property Ombudsman
LETTINGS

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.