



## Rushton Road, Rothwell NN14 6HF

- Three good bedrooms
- Outstanding presentation Much extended to ground floor
- Re-fitted Kitchen
- Re-fitted shower room
- Conservatory
- En-suite toilet to bedroom one
- Parking & oversized Garage

PRICE  
**£245,000**  
OFFERS IN EXCESS  
OF

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 \*\*** Excellent presented and much improved is this extended three bedroom semi-detached Family home discreetly located within a Cul-De- Sac like position, convenient for Town centre.. Entrance porch/hallway, outstanding re-fitted Kitchen, dining room area, good size conservatory, Lounge/sitting room and re-fitted shower room. Landing to three good bedrooms with en-suite toilet in bedroom one. Off road parking to larger than average garage and South aspect rear garden which is designed for minimum maintenance . Gas central heated and double glazed.

**RECEPTION HALL**

Via double glazed door to the front, tiled floor, double panelled radiator, good size under stairs storage with lighting, opaque double glazed window to front, stairs raising to first floor landing, glazed/panelled doors to Lounge/sitting Room and Dining Room

**LOUNGE/SITTING ROOM**

16'0" x 12'0" (4.90m x 3.66m )  
Having double glazed window to the the front, stone fireplace with gas fire, two panelled radiators and laminated wood block style flooring

**DINING AREA**

10'11" x 9'10" (3.35m x 3.02m )  
Having radiator and tiled floor, open plan to kitchen area

**KITCHEN**

15'5" x 8'0" (4.70m x 2.46m )  
A fitted kitchen comprising a range of grey high gloss wall and base units, sink and drainer unit, marble effect work surface, gas cooker with extractor fan over, integrated dishwasher, doors to a pantry and a conservatory, double glazed window to the rear.

**CONSERVATORY**

13'10" x 8'9" (4.24m x 2.69m )  
Having double glazed windows to the rear and side aspect, double glazed French doors to the rear, tiled floor and doors to kitchen and lounge.

**SHOWER ROOM**

A three piece suite comprising a double shower cubicle, vanity wash hand basin and WC, features include heated towel rail, tiled floor and double glazed window.

**LANDING**

Staircase from the hall, features include double glazed window to the front, radiator, laminated wood block style flooring and doors to bedrooms.

**DOUBLE BEDROOM ONE**

13'3" x 9'8" (4.04m x 2.97m )  
Having double glazed windows to the rear, radiator, fitted wardrobes providing clothes hanging and shelving space. laminated wood block style flooring and door to the en suite.

**EN-SUITE**

comprising of vanity wash hand basin and WC.

**BEDROOM TWO**

10'11" x 9'10" (3.33m x 3.02m )  
Having double glazed window to the rear, radiator and door to an airing cupboard.

**BEDROOM THREE**

11'10" x 6'9" (3.61m x 2.06m )  
Having double glazed window to the front and radiator.

**OUTSIDE FRONT**

Having brick retaining wall frontage with gated access to driveway providing off road parking leading to larger than average garage.

**GARAGE**

20'5 x 8'10 (6.22m x 2.69m)  
Having up and over door., power and lighting connected and internal door to Conservatory

**OUTSIDE REAR**

The rear garden is designed for low maintenance and landscaped with patio and gravel areas with shrub borders



call to view 01536 418100

