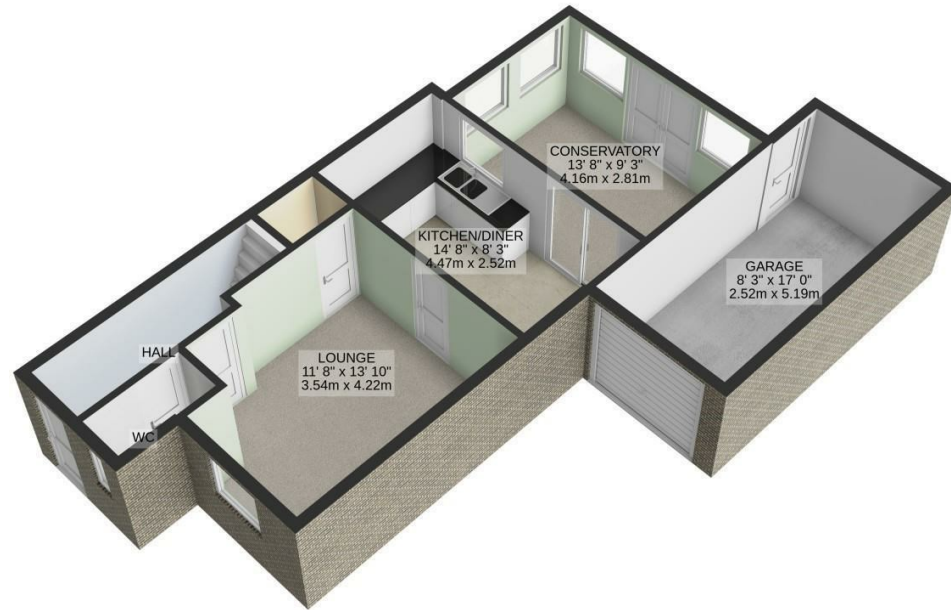
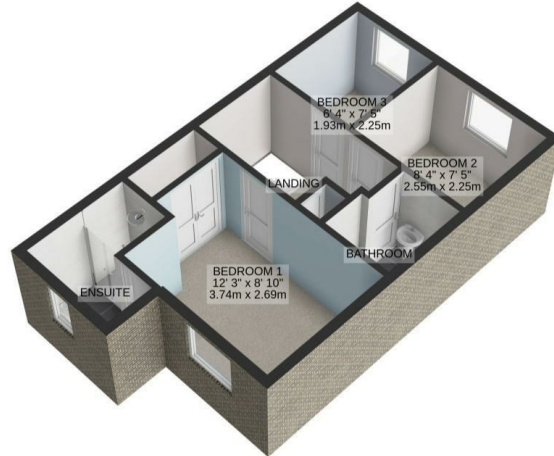


Scott Avenue, Rothwell NN14 6DH

GROUND FLOOR
614 sq.ft. (57.1 sq.m.) approx.



1ST FLOOR
348 sq.ft. (32.3 sq.m.) approx.



TOTAL FLOOR AREA : 962 sq.ft. (89.4 sq.m.) approx.



Scott Avenue, Rothwell NN14 6DH

- Three bedrooms - NO CHAIN
- **NO Buyer Premium or Auction fees to pay
- **Your solicitors professional fess paid up to max of £1,500 subject to terms
- New floor coverings
- Recently redecorated through out
- Parking and garage
- Cul-De-Sac

PRICE
£219,950
OFFERS IN THE
REGION 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.



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



NO BUYER FEES / YOUR SOLICITOR'S FEES PAID – Former show home on the development, offered with no onward chain. A modern, extended three-bedroom detached home with parking and garage. Gas central heating and double glazing throughout. Accommodation comprises entrance hall, cloakroom WC, lounge/sitting room, kitchen, and conservatory. To the first floor are three bedrooms, including an en-suite to the master, and a family bathroom. Rear garden. Off-road parking and garage. Situated in a cul-de-sac position

**No Buyer Premium or Auction fees to pay

**Your solicitors professional fess paid up to max of £1,500 subject to Terms

IN PERSON VIEWINGS AND VIDEO VIEW AVAILABLE

ENTRANCE HALL

Via glazed and timber panelled door, having staircase raising to first floor landing, laminated wood block style flooring, single panelled radiator, panelled doors to Cloakroom/Wc and Lounge/Sitting Room

CLOAKROOM/WC

Comprising close coupled Wc and pedestal wash hand basin, single panelled radiator, opaque double glazed window to front and continuation of laminated wood block style flooring

LOUNGE/SITTING ROOM

11'7" x 13'10" (3.54m x 4.22m)

Having Upvc double glazed window to front, continuation of laminated wood block style flooring, panelled doors to under stairs storage cupboard and Kitchen/Dining Room

KITCHEN/DINING ROOM

14'7" x 8'3" (4.47m x 2.52m)

Having a range of high and base level cupboard units with drawer space and work surface areas with complimentary tiles surrounds, appliance space to include plumbing for automatic washing machine, built in four ring gas hob, electric oven and extractor fan, one and half bowl stainless steel sink unit with mixer tap, double glazed window and sliding double glazed doors to rear into Conservatory, ceramic tiled flooring

CONSERVATORY

13'7" x 9'2" (4.16m x 2.81m)

Predominately of Upvc double glazed construction, having double glazed French style doors offering outlook and access to rear garden, continuation of tiled floor

LANDING

Having panelled doors to Three Bedrooms, Bathroom and airing cupboard housing hot water tank and shelving space

BEDROOM ONE

12'3" x 8'9" (3.74m x 2.69m)

Having double glazed window to front, single panelled radiator, laminated wood block style flooring, built in wardrobe providing clothes hanging and shelving space and panelled door to En-Suite

EN-SUITE

Three piece suite comprising of pedestal wash hand basin, close coupled Wc and fully tiled shower cubicle, tiling to dado rails, opaque double glazed window to front, extractor fan and radiator

BEDROOM TWO

8'4" x 7'4" (2.55m x 2.25m)

Single room having double glazed window to front, continuation of laminated wood block style flooring and single panelled radiator

BEDROOM THREE

6'3" x 7'4" (1.93m x 2.25m)

Single room having double glazed window to rear, continuation of laminated wood block style flooring and single panelled radiator

BATHROOM

Three piece suite comprising twin grip panelled bath with shower attachment, close coupled Wc and pedestal wash hand basin, tiled surrounds, continuation of laminated wood block style flooring and spot lights

OUTSIDE FRONT

The front offers an open plan gravel garden for low maintenance with shared path way, leading to off road parking for two vehicles and in turn Garage, gated access to rear

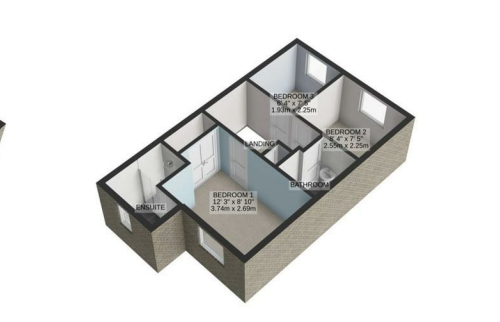
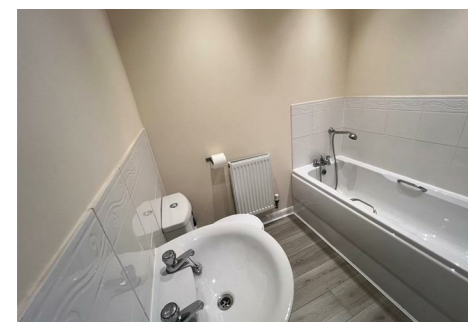
GARAGE

8'3" x 17'0" (2.52m x 5.19m)

Having up and over door

OUTSIDE REAR

Having immediate paved patio of good size, currently in need of clearance, all enclosed via timber panelled fencing



call to view 01536 418100

