



Raleigh Close, Rothwell NN14 6SX

- Two Double Bedrooms
- NO CHAIN
- Ample PARKING including double block paved Off Road Parking to front
- Cul-De-Sac position
- Well presented throughout

PRICE
£230,000

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.



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****IN PERSON AND VIDEO VIEWINGS AVAILABLE**** Occupying a pleasant Cul-de-Sac position with ample parking is this modern and very well presented two double bedroom end of terrace house which boasts block paved off-road parking to the front, and additional parking spaces within two communal car parks to front/rear. Also providing refitted kitchen and bathroom suites, other benefits include Gas central heating via a combination boiler, double glazing and a splendid enclosed rear garden. The overall accommodation comprises entrance porch, Lounge with dual aspect and feature fireplace and spacious Kitchen/Dining Room with integrated appliances. The first floor offers two double bedrooms and refitted bathroom. Outside is the aforementioned ample off road parking, an open plan front garden and landscaped enclosed rear garden ideal for entertaining. Viewing is strongly recommended.

ENTRANCE PORCH

Via double glazed panelled door, further door to Lounge/sitting room, laminated wood block style flooring and cloaks area

LOUNGE/SITTING ROOM

16'8" x 11'10" (5.09m x 3.63m)

Good size room with Upvc double glazed window to front and side, open plan stairs to first floor landing, continuation of laminated wood block style flooring, feature fire place with display mantel, vertical radiator, panelled door to Kitchen/Dining Room

KITCHEN/DINING ROOM

14'11" x 11'11" (4.56m x 3.64m)

Recently refitted high and base level cupboard units with drawer space with work tops, single bowl single drainer sink unit with mixer tap, four plate induction hob with extractor fan above, built in electric oven, integrated appliances to include fridge, freezer, dishwasher and washer/dryer, ceiling spot lights, continuation of laminated wood block style flooring, Upvc double glazed windows to rear and side, obscured Upvc double glazed door to rear garden, vertical radiator and concealed boiler

LANDING

Having doors to Two double Bedrooms and bathroom, loft hatch

DOUBLE BEDROOM ONE

13'9" x 11'11" (4.2m x 3.64m)

Having Upvc double glazed picture window to front, single panelled radiator, ceiling spot lights, built in double wardrobes providing clothes hanging and shelving space

DOUBLE BEDROOM TWO

12'0" x 8'4" (3.66m x 2.56m)

Having Upvc double glazed picture window to rear with views over rear garden, single panelled radiators and built in storage cupboard

BATHROOM

incorporating airing cupboard with shelving and storage space, Refitted three piece suite comprising of low level Wc, vanity wash hand basin and panelled bath with wall mounted shower and screen over, wall mounted heated towel rail/radiator, ceiling spot lights and extractor fan, obscured double glazed window to side

OUTSIDE FRONT & PARKING

The front offers block paved off road parking for two vehicles, gravelled areas for low maintenance with shrub and flower borders, timber gate to side leading to rear garden

PARKING

Agents note - Communal car park to the front offering allocated parking space and two further spaces to the rear of the property

OUTSIDE REAR

The rear garden is good sized and landscaped with immediate pave patio area, shaped lawn, pebble borders, outside tap and outside power points , the rear garden is enclosed by timber panelled fencing



call to view 01536 418100

