



Greening Road, Rothwell NN14 6JB

- Extended terraced house
- Three bedrooms
- NO CHAIN
- Two separate reception rooms
- Off road parking
- Pleasant enclosed rear garden

PRICE
£219,995

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



****IN PERSON AND VIDEO VIEWINGS AVAILABLE**** Offered to the market with NO CHAIN, is this extended THREE bedroom terrace property. The house offers gas central heating via a combination boiler and part double glazing. Other benefits include two separate reception rooms, side by side off road parking for 2-3 vehicles and a pleasant enclosed rear garden. The overall accommodation comprises of entrance porch, entrance hall, lounge, separate dining room, kitchen, guest WC and utility space. The first floor offers three bedrooms and bathroom. Outside is the aforementioned off road parking to front and enclosed garden to rear.

ENTRANCE PORCH

Via obscured timber/glazed door, picture windows to front and side and further timber/glazed panelled door to Entrance Hall

ENTRANCE HALL

Having double panelled radiator, stair case raising to first floor landing with storage cupboard under, further door to Lounge/Sitting Room and Kitchen

LOUNGE/SITTING ROOM

17'6" x 14'3" max narrowing to 10'11" min (5.35m x 4.35m max narrowing to 3.35m min)
Good size room with Upvc double glazed window to front, single panelled radiator and further double panelled radiator, gas fire and walk through to Dining Room

DINING ROOM

14'3" x 9'0" (4.35m x 2.75m)
Having two single panelled radiators, sliding Upvc double glazed doors offering outlook and access to rear garden

KITCHEN

10'11" x 9'4" (3.35m x 2.85m)
Having a range of high and bae level cupboard units with drawer space and work tops having tiled surrounds, one and half bowl single drainer sink unit with mixer tap, gas cooker point, plus appliance space to include plumbing for automatic washing machine, sealed unit window to rear, single panelled radiator and built in shelved cupboard, glazed timber door to Rear Hall

REAR HALL

Having obscured timber panelled door with matching side screens to side leading to rear garden and further panelled doors to Cloakroom/Wc and Utility Room

CLOAKROOM/WC

Having low level Wc and obscured window to side

UTILITY ROOM

Having power and lighting connected, obscured glazed window to side

LANDING

Having obscured window to front, with further Upvc double glazed window to front, loft hatch and doors to Three Bedrooms and Bathroom

BEDROOM ONE

10'7" x 8'0" min to front of wardrobes (3.25m x 2.45m min to front of wardrobes)
Having sealed unit double glazed window to rear and single panelled radiator, built in wardrobes offering clothes hanging and shelving space, dressing table with drawer space, plus double doors to over stairs storage cupboard

BEDROOM TWO

8'8" x 10'7" min to front of built in wardrobes (2.65m x 3.25m min to front of built in wardrobes)
Having Upvc double glazed window to front, single panelled radiator and built in wardrobes providing clothes hanging and shelving space plus further storage cupboard with wall mounted boiler

BEDROOM THREE

8'4" x 9'6" (2.55m x 2.9m)
Having sealed unit double glazed window to rear, single panelled radiator and built in storage cupboard

BATHROOM

5'8" x 6'0" (1.75m x 1.85m)
Three piece suite comprising of close coupled Wc, pedestal wash handbasin and panelled bath with wall, mounted shower over, tiling to walls, single panelled radiator and obscured window to rear

OUTSIDE FRONT

The front offers gravelled off road parking for two to three vehicles, hedge row and shared access to side with timber gate to rear

OUTSIDE REAR

The rear gardens offers immediate paved patio, shaped lawn with deep shrub and flower borders, the rear garden is enclosed by timber panelled fencing



call to view 01536 418100

