



SIMON & CO.
 ESTATE AGENTS
Floor Plans
Coming Soon!

Underwood Road, Rothwell NN14 6HX

- Two double bedrooms
- Much Improved
- Off Road Parking
- Good size house

PRICE
£995
 PCM

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****IN PERSON AND VIDEO VIEWINGS AVAILABLE **** TWO DOUBLE BEDROOM SEMI-DETACHED HOME WITH ENCLOSED REAR GARDEN AND OFF ROAD PARKING. Fully refurbished, underfloor heating and radiators. Entrance Hall, Re-fitted kitchen with built in oven and hob,, conservatory and cloakroom w.c. Landing to two bedrooms and shower room suite. Graved hardstanding off road parking plus enclosed side and rear garden.

SIDE ENTRANCE HALL

Via opaque double panelled door, stair case raising to first floor landing with storage cupboard under, double panelled radiator, laminated wood block style flooring and panelled doors to Kitchen/Dining Room and Lounge/Sitting Room

LOUNGE/SITTING ROOM

11'9" x 10'11" min (3.60m x 3.34m min)
Having double glazed bay window to front and further window to side, single panelled radiator, fire surround and marble hearth and inset, laminated wood block style flooring

KITCHEN/BREAKFAST ROOM

16'4" x 11'7" max (5m x 3.55m max)
Fully tiled and under floor heating, Re-fitted kitchen offering a range of cupboard units with work tops and tiled surrounds, four ring hob, oven and extractor, inset single drainer stainless steel sink unit, appliance space with area for tall fridge/freezer and plumbing for automatic washing machine, two double glazed windows to side, ceiling spot lights, window and glazed door to Conservatory

CONSERVATORY

8'2" x 7'10" (2.51m x 2.39m)
Having tiled floor, Upvc double glazed construction offering outlook and access to rear garden, single panelled radiator and doors to Cloakroom/Wc and storage cupboard

CLOAKROOM/WC

Comprising corner wash hand basin and close coupled Wc and tiled floor

LANDING

Having dog leg stair case, loft hatch, power point and panelled doors to Two Double Bedrooms and refitted Shower Room

DOUBLE BEDROOM ONE

11'8" max x 9'10" (3.57m max x 3m)
Having double glazed dormer window to front and single panelled radiator

DOUBLE BEDROOM TWO

9'8" x 8'4" max (2.96m x 2.56m max)
L-Shaped room with double glazed dormer window to rear and single panelled radiator

SHOWER ROOM

Comprising pedestal wash hand basin, close coupled Wc and full tiled showre cubicle, tiling to floors, radiator and opaque double glazed window to side and inset ceiling spot lights

OUTSIDE

The property enjoys sizeable gardens to rear being mainly grassed and OFF ROAD PARKING

