



## Grenville Close, Rothwell NN14 6TW

- Two bedroom Bungalow
- NO CHAIN
- Parking and single garage
- Gardens to front & rear
- Popular cul de sac position
- Viewing recommended

PRICE  
£225,000

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\*\*** Offered for sale with NO CHAIN is this two bedroom semi detached bungalow, situated in a cul de sac position on the popular Columbus Crescent estate. The bungalow is double glazed and gas central heated with other benefits to include ample off road parking, a detached single garage and good sized enclosed rear garden. The overall accommodation comprises entrance hall, Kitchen, Lounge/Dining Room, two bedrooms and bathroom. Outside is a small front garden, driveway to side providing parking for two or more cars leading to the single garage and the aforementioned enclosed rear garden. Viewing is recommended.

ENTRANCE HALL

Via obscured double glazed panelled door with matching side screens, double panelled radiator, obscured/glazed door to Kitchen and panelled doors to Lounge/Dining Room and storage cupboard

KITCHEN

10'2" x 8'8" (3.10m x 2.65m)  
Having a range of high and base level cupboard units with drawer space and work tops, stainless steel, single bowl single drainer sink unit with mixer tap, four ring gas hob with electric oven below and extractor fan above, appliance space to include plumbing for automatic washing machine plus further appliance space, door to built in airing cupboard housing hot water cylinder and shelving, double glazed window to side

LOUNGE/DINING ROOM

16'4" x 10'11" (5m x 3.35m)  
Having Upvc double glazed bay window to front with display mantel and double panelled radiator under, ceiling coving, feature fire place with display mantel and hearth, door to Inner Hallway

INNER HALLWAY

Having single panelled radiator, loft hatch and panelled doors to Two Bedrooms and Bathroom

BEDROOM ONE

11'5" x 10'11" (3.5m x 3.35m )  
Having double glazed window to rear and single panelled radiator

BEDROOM TWO

8'8" x 8'8" (2.65m x 2.65m )  
Single room having Upvc double glazed French doors offering outlook and access to rear garden, single panelled radiator

BATHROOM

5'8" x 6'10" (1.75m x 2.10m)  
three piece suite comprising of close coupled Wc, pedestal wash hand basin and panelled bath with shower and screen over, part tiling to walls, single panelled radiator and obscured double glazed window to side

OUTSIDE FRONT

The front is part open plan and part enclosed by hedgerow, predominately paved for low maintenance with path to entrance door

PARKING AND GARAGE

Providing off road parking for two to three vehicles which in turn gives access to Garage with up and over door

OUTSIDE REAR

The rear garden has an immediate paved patio, stepping onto shaped lawn with raised mature shrub and flower borders, further gravelled areas, outside tap, the rear garden is enclosed by hedgerow and panelled fencing offering a good degree of privacy

