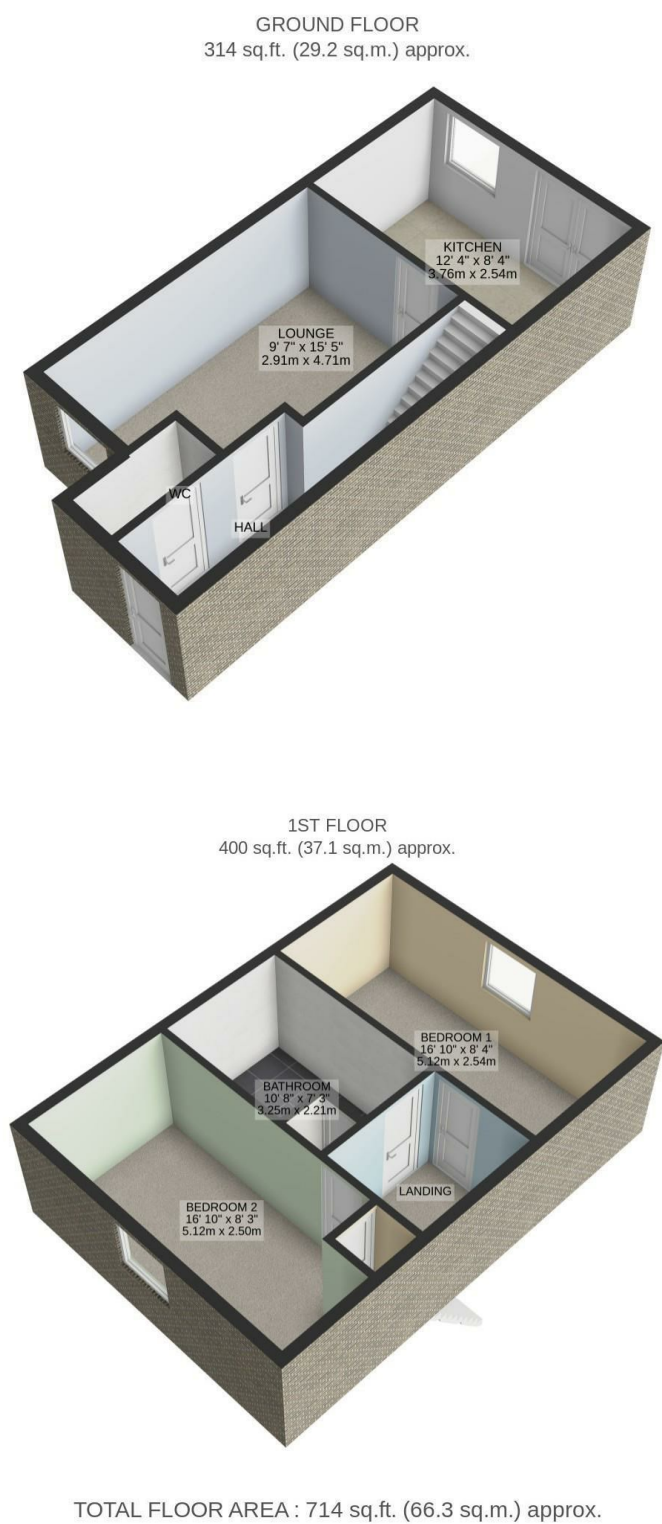


Stork Lane, NN14 6GE



Stork Lane, NN14 6GE

- Two oversized double bedrooms
- Side by side off road parking for two
- Excellent decorative order throughout
- Integrated appliances
- Spacious bathroom
- Enclosed rear garden

PRICE
£234,950

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 OF PROPERTY **** Found in excellent decorative order and with many upgrades is this spacious two oversized double bedroomed (for the house type)) terrace property located on the popular Woodland Valley estate. The property boasts side by side off road parking for two cars with other benefits to include integrated kitchen appliances and a recently construction timber pergola over the extended rear patio. The overall accommodation comprises entrance hall, guest WC, Lounge and kitchen/Dining room. The first floor offers the two good sized double bedrooms (overhanging the side alleyway) and attractive bathroom. Outside expect to find the aforementioned off road parking, small open plan front garden and larger enclosed Westerly aspect rear garden. Viewing is highly recommended.

ENTRANCE HALL

Via Upvc Composite door, stairs rising to first floor landing, single radiator, panelled doors to Lounge/Sitting Room and Cloakroom/Wc.

CLOAKROOM/WC

Obscure Upvc double glazed window to front, single radiator and White close coupled WC and pedestal wash hand basin.

LOUNGE/SITTING ROOM

15'0" narrowing to 9'4" x 4'7" (4.59m narrowing to 2.87m x 1.42m)

Having Upvc double glazed Window to front, double radiator, TV and telephone points, timber door to understairs storage cupboard and glazed timber door to Kitchen/Dining room.

KITCHEN/DINING ROOM

12'6" x 8'0" (3.83m x 2.46m)

Having an impressive fitted range of high and base level units with work surfaces over and tiled surrounds, single drainer sink unit with mixer tap, Integrated appliances to include washer/dryer, dishwasher and fridge/freezer, electric oven and hob with extractor hood over, single radiator, Upvc double glazed window to rear elevation and Upvc double glazed French double doors offering outlook and access to Westerly Aspect rear garden.

LANDING

Having timber panelled doors to Two Double Bedrooms and Bathroom.

DOUBLE BEDROOM ONE

16'10" narrowing to 13'7" x 9'4" (5.15m narrowing to 4.16m x 2.87m)

Well proportioned oversized double room with two Upvc double glazed windows to front elevation, single radiator, and door to a built in over stairs storage cupboard.

DOUBLE BEDROOM TWO

16'11" x 6'7" (5.18m x 2.03m)

Spacious second double room with Upvc double glazed window to rear aspect, single radiator, telephone point and loft hatch.

BATHROOM

9'10" x 6'8" into cupboard (3.02m x 2.05m into cupboard)
Three piece suite comprising a panelled bath with shower over and shower screen, pedestal wash hand basin and Wc all with full complimentary tiled surrounds to all walls, and airing cupboard with storage space.

OUTSIDE FRONT & PARKING

The property offers side by side off road parking for two vehicles, a small open plan gravelled frontage for low maintenance and pathway to entrance door and timber gate to side entry and in turn the rear garden rear garden.

OUTSIDE REAR

The rear garden is Westerly aspect and has an immediate extended patio and entertaining area covered by a recently installed pergola. Then mainly lawned garden with shrub and flower borders, timber shed and enclosed by timber panelled fencing. Outside tap and power point.



call to view 01536 418100

