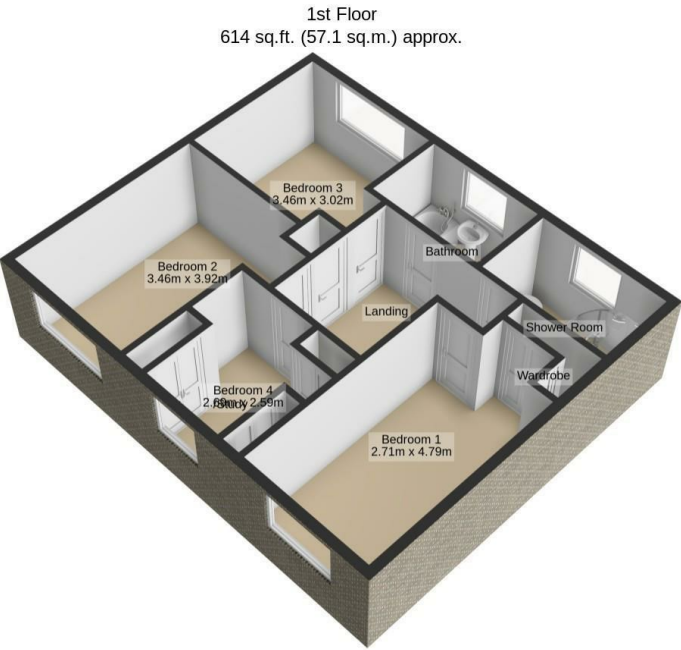
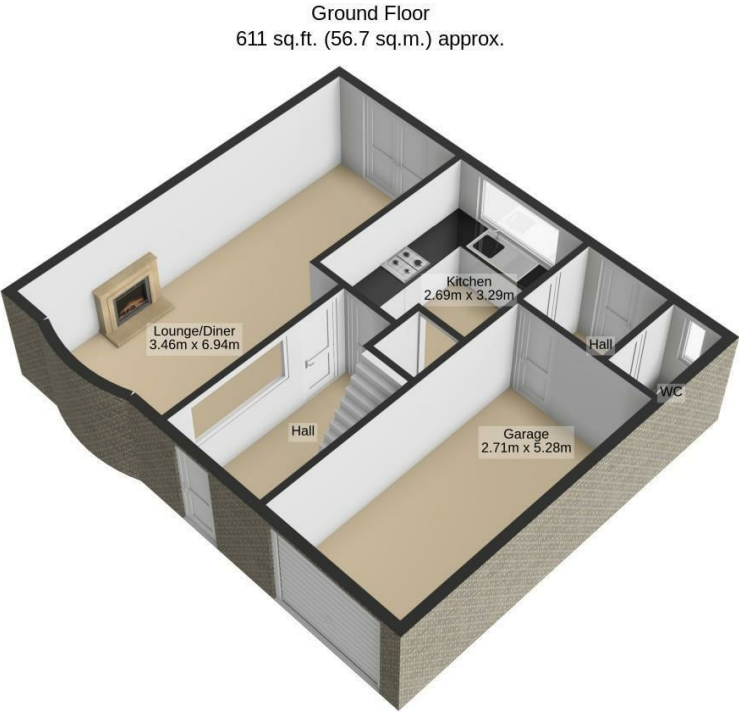


Manor Road, Rothwell NN14 6JE



Total Floor Area : 1225 sq.ft. (113.8 sq.m.) approx.



Manor Road, Rothwell NN14 6JE

- Four bedrooms
- Well presented
- Open views to rear
- NO CHAIN

PRICE
£329,950
CHAIN FREE

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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Manor Road, Rothwell NN14 6JE

PRICE £329,950 FREEHOLD

****IN PERSON AND VIDEO VIEWINGS AVAILABLE**** NO CHAIN is this extended FOUR bedroom detached family home, built by Messrs Springfir Estates and situation is a popular location. The house offers an impressive enclosed rear garden with other benefits to include a good sized ensuite shower room to the main bedroom and off road parking for three cars in front of a single integral garage. The overall accommodation comprises entrance hall, impressive L-shaped Lounge/Dining Room, Kitchen/breakfast room, Utility and Guest WC. The first floor offers four bedrooms with the main boasting an ensuite, plus the family bathroom. Outside is the aforementioned block paved parking for three, single garage, an open plan front garden and attractive private enclosed rear garden. Viewing is an absolute must!

ENTRANCE HALL

Via obscured double glazed composite door, stair case raising to first floor landing, laminated wood block style flooring, single panelled radiator, obscured glazed and timber doors to Lounge/Dining Room and Kitchen/Breakfast Room

LOUNGE/DINING ROOM

22'9" max x 11'5" max narrowing to 9'0" (6.95m max x 3.5m max narrowing to 2.75m)
Having Upvc double glazed bow window to front with display mantel and double panelled radiator under, laminated wood block style flooring, feature fire place with display mantel and hearth housing living flame gas fire, further double panelled radiator and Upvc double glazed French doors with matching side screens offering outlook and access to rear garden

KITCHEN/BREAKFAST ROOM

10'4" x 7'4" (3.15m x 2.65m)
Having a range of high and base level cupboard units with drawer space and work tops having tiled surrounds, stainless steel sink and half drainer with mixer tap, four ring gas hob with electric oven and grill below having extractor fan over, ceramic tiled flooring Upvc double glazed window to rear, doorway to understairs storage cupboard/pantry, further door to Inner Hall/Utility

INNER HALL/UTILITY

Having ceramic tiled flooring, single panelled radiator, obscure double glazed door to rear garden, appliance space to include plumbing for automatic washing machine, further door to Cloakroom/Wc and Garage

CLOAKROOM/WC

Having close coupled Wc and wall mounted corner was hand basin, obscured double glazed window to rear, single panelled radiator

LANDING

Having doors to Four Bedrooms, Bathroom and Shower Room, airing cupboard housing hot water tank and shelving

MASTER BEDROOM

14'9" min to front of built in wardrobes x 8'10" (4.5m min to front of built in wardrobes x 2.7m)
Having Upvc double glazed window to front, single panelled radiator, laminated wood block style flooring, and built in triple wardrobe providing clothes hanging and shelving space

SHOWER ROOM

5'4" x 8'8" (1.65m x 2.65m)
Three piece suite comprising of vanity wash hand basin, close coupled Wc and step in shower cubicle, tiling to walls, ceramic tiled flooring, obscured double glazed window to rear, wall mounted chrome heated towel rail/radiator and extractor fan

BEDROOM TWO

12'5" x 9'4" (3.8m x 2.85m)
Having Upvc double glazed window to front, single panelled radiator and laminated wood block style flooring

BEDROOM THREE

9'4" x 9'4" (2.85m x 2.85m)
Having Upvc double glazed window to rear, single panelled radiator and laminated wood block style flooring

BEDROOM FOUR

8'0" max x 8'4" max (2.45m max x 2.55m max)
Having Upvc double glazed to front, single panelled radiator, laminated wood block style flooring and built in wardrobe, desk and drawer space

BATHROOM

5'4" x 8'2" (1.65m x 2.5m)
Three piece suite comprising of close coupled Wc, pedestal wash hand basin and panelled bath with wall mounted shower over, tiling to walls, ceramic tiled flooring, obscured double glazed window to rear, single panelled radiator

OUTSIDE FRONT

The front offers block paved parking for three vehicles leading to Garage, open plan lawn with shrub and flower borders, gated access to rear garden

GARAGE

Having electric roller up and over door, power and lighting connected

OUTSIDE REAR

The rear garden is feature to the property with immediate paved patio, shape lawns with deep mature shrub and flower borders, outside tap, the rear garden is enclosed by timber panelled fencing and hedgerow and offers a large degree of privacy



call to view 01536 418100

