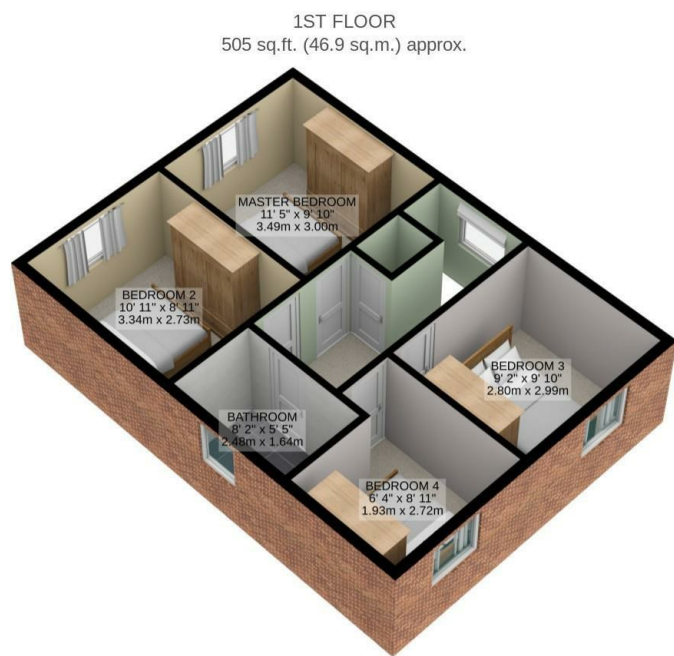
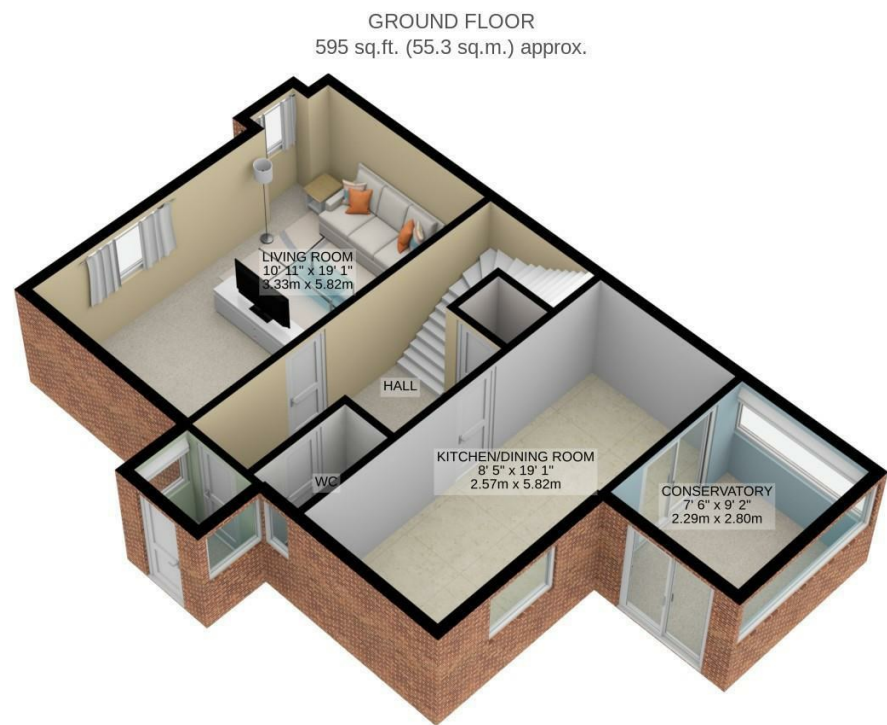


# Sharman Way, Rothwell NN14 6JS



TOTAL FLOOR AREA : 1100 sq.ft. (102.2 sq.m.) approx.



## Sharman Way, Rothwell NN14 6JS

- 23' GARAGE & 20" x 16' WORK SHOP (approx)
- Private rear garden
- Enclosed Parking
- Well well presented

PRICE  
**£284,950**  
FREEHOLD

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 VIEWS AVAILABLE \*\*** With a 23' GARAGE & 20" x 16' WORKSHOP (approx) is this much improved FOUR bedroom Springfir built detached Family home on corner plot with open aspect outlook and private rear garden. Gas central heated & Upvc double glaze. Prioich, reception hall, cloakroom W.C, Lounge/ding room with open outlook and wood burner. Re-fitted Kitchen with built in over, hob, fridge and freezer through to Dining area and then Conservatory. Landing to four good bedroom sand re-fitted Bathroom with shower over. Popular and sought after area. Popular and sought after area.

ENTRANCE PORCH

A UPVC porch with double glazed door and windows, features include spot lights and a glass panel door into the hall.

RECEPTION HALL

Entry via a glass panel door from the porch, features include a wall mounted radiator, under stairs storage cupboard, doors to the cloakroom, lounge and kitchen and staircase to the first floor landing.

CLOAKROOM/WC

Refitted three piece suite comprising a wash hand basin, WC and wall mounted mixer shower. Further features include tiled flooring, partial wall tiles, wall mounted central heating boiler and an obscure double glazed window to the side aspect.

LOUNGE/SITTING ROOM

19'1" x 10'9" plus bay (5.82m x 3.30m plus bay)  
This room features a double glazed bay window and a further double glazed window to the front aspect, two wall mounted radiators, a feature gas log burner with wood beam mantle over, two ceiling roses and coving to the ceiling.

KITCHEN/DINING ROOM

19'1" x 8'5" (5.82m x 2.57m )  
A new fitted kitchen comprising a range of wall and base units with remote control under lighting, one and a half bowl stainless steel sink and drainer unit, a Smeg oven and four ring gas hob with stainless steel canopy over, space and plumbing for a washing machine and dishwasher and an integral fridge/freezer. Further features include work surface, under cabinet lighting, part tiled walls, spot lights and a double glazed window to the rear aspect, and open plan to dining area with space for table and feature remote control ceiling light, wall mounted radiator and patio doors to the conservatory.

CONSERVATORY

10'7" x 7'4" (3.23 x 2.24m )  
Of UPVC construction, features include tiled flooring, double glazed windows to two sides and a patio door to the garden.

LANDING

Staircase from the hall, features include a double glazed window to the side aspect, loft access, storage cupboard and doors to four bedrooms and family bathroom.

DOUBLE BEDROOM ONE

10'9" x 9'10" (3.30m x 3m )  
This room features a double glazed window to the front aspect, wall mounted radiator, ceiling rose and coving to the ceiling.

DOUBLE BEDROOM TWO

10'11" x 8'11" (3.33m x 2.72m )  
This room features a double glazed window to the front aspect and wall mounted radiator.

DOUBLE BEDROOM THREE

9'8" x 8'5" (2.97m x 2.59m )  
This room features a double glazed window to the rear aspect and wall mounted radiator.

BEDROOM FOUR

8'11" x 6'3" plus door recess (2.72m x 1.93m plus door recess )  
This room features a double glazed window to the rear aspect and a wall mounted radiator.

BATHROOM

Refitted three piece suite comprising a bath with mixer tap and shower over, vanity wash hand basin with mixer taps and WC. Further features include tiled floor and walls, a feature radiator and an obscure double glazed window to the side aspect.

OUTSIDE REAR

Predominantly of a corner plot with private rear garden and double gates to parking with access to double length garage and large workshop, further paved patio and grassed areas boarded by flower beds

GARAGE

22'11" x 8'7" (7.01m x 2.62m )  
Access via an up and over door, features include a double glazed window and door to the side aspect.

WORKSHOP

20' x 16' (6.10m x 4.88m )  
with double doors

