



Underwood Road, Rothwell NN14 6HX

- Two double bedrooms
- No Chain
- Enclosed rear garden
- Good size property

PRICE
£165,000
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 VIEWINGS AVAILABLE **** Offered to the market with NO CHAIN. Bay fronted semi-detached house with front course and enclosed rear garden. The property does require updating and carpeting/floor, yet offers great potential, gas central heated and double glazed; Porch and entrance hall, good size through lounge/dining room and Kitchen with rear porch. Landing to bathroom and two double bedrooms. (c.78 Sq.m - 840 sq.ft)

ENTRANCE HALL

via opaque and timber panelled door with tiled floor and further panelled door to Inner Hall

INNER HALL

Having stair case raising to first floor landing, single panelled radiator and panelled door opening to Lounge/Dining Room

LOUNGE/DINING ROOM

24'9" into bay x 12'9" max (7.55m into bay x 3.9m max)
Having double glazed bay window to front, single panelled radiator, fire surround with marble hearth and inset and gas connected, walk through to open plan dining area having window to Rear Porch, further radiator and panelled door to Kitchen Area

KITCHEN AREA

13'8" x 6'11" (4.18m x 2.11m)
Offering a range of high and base level cupboard units with drawer space, works tops having matching surrounds, one and half bowl single drainer sink unit with mixer tap, built in oven, four ring gas hob and extractor as well additional appliance space to include plumbing for automatic washing machine and dishwasher, plus under work top power point, double glazed windows to side and rear, single panelled radiator, panelled door to under stairs storage cupboard and glazed door to Rear Porch

REAR PORCH

Lean-to of glazed and timber construction, giving access to rear garden

LANDING

Having panelled doors to Two Double Bedrooms and Bathroom, loft hatch via retractable ladder to boarded loft having lighting connected

DOUBLE BEDROOM ONE

13'3" x 9'10" 118'1" (4.06m x 3.36m)
To front of full height and length fitted wardrobes providing extensive range of clothes hanging and shelving space with middle double cupboard, double glazed window to front and single paneled radiator

DOUBLE BEDROOM TWO

11'7" x 7'8" max (3.55m x 2.35m max)
Measurement incorporating full height double wardrobe providing clothes hanging and shelving space, double glazed window to rear and single panelled radiator

BATHROOM

Comprising close coupled Wc pedestal wash hand basin and panelled bath with shower over, all having tiled surrounds ,opaque double glazed window to rear and built in airing cupboard housing hot water tank and boiler, single panelled radiator

OUTSIDE FRONT

Small front court with entrance door

OUTSIDE REAR

The rear garden extends approximately 45ft in length having an immediate paved patio area, stepping onto the main garden, timber shed and fence surrounds



call to view 01536 418100

