The Oval | Rothwell | LS26 0EE £290,000

Three bedroom semi-detached | Council Tax Band C | EPC Rating D

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SOUTH FACING GARDEN - OPEN PLAN KITCHEN/DINER - BEAUTIFUL VIEWS
Found on the fringe of the Rothwell town centre this beautifully presented, skillfully updated, three bedroom semi-detached family house, offers views over Rothwell to the front and fields to the rear. The property briefly comprises; entrance hall, lounge, open-plan kitchen/diner, to the first floor are three good sized bedrooms and a house bathroom. Externally the property benefits from excellent off-street parking to the side with gated access granted to the rear south-facing garden which is laid mainly to lawn with tiered patio seating areas and secured gated access to the rear onto field walks.
Call 24 hours a day, 7 days a week to arrange a viewing.

Ground floor

Hall
Access to the property is granted through an external door to the front aspect, opening up into the entrance hall with a staircase to the first floor, central heated radiator and internal door into

Lounge 4.86m x 3.55m (15'11" x 11'8")
The lounge is a large light, bright room located to the front of the property with electric fireplace, television point and central heated radiator. PVCu double-glazed bay window affording an abundance of natural light into the property and double doors affording access into;

Kitchen/Diner 3.00m x 4.49m (9'10" x 14'9")
Open-plan kitchen/diner fitted with a range of wall and base level units with work surfaces over and one and a half bowl sink and drainer with stainless steel mixer tap over. Integrated electric oven with electric hob and stainless steel extractor hood over, dishwasher, space for American-style fridge/freezer and an under-stairs storage cupboard. PVCu double-glazed window overlooking the rear garden and an external door affording access. Opening up into the dining area with central heated radiator and PVCu double-glazed patio doors affording access into the rear garden.

First floor

Landing
With PVCu double-glazed window to the side aspect, built-in storage cupboard, access to the fully boarded loft space with a large apex and internal doors into;

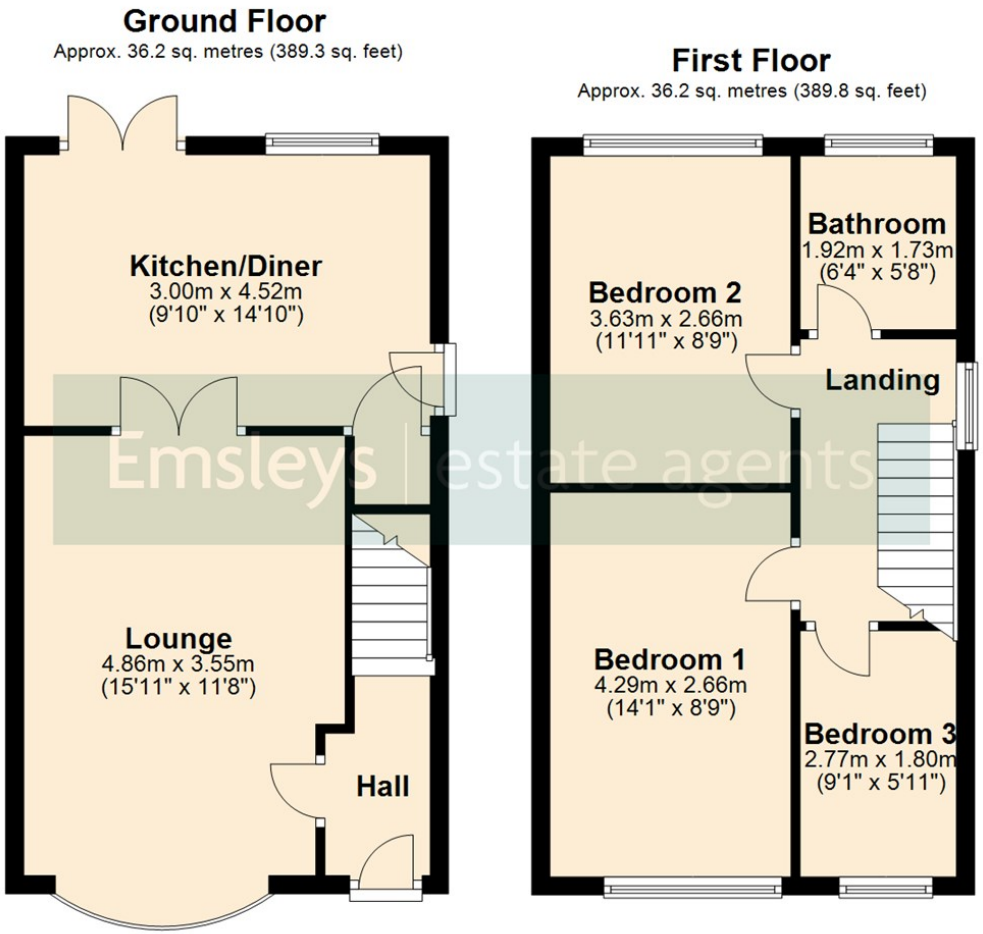
Bedroom 1 4.32m x 2.67m (14'2" x 8'9")
The master bedroom is an extremely good size double and is located to the front of the property with television point, central heated radiator and PVCu double-glazed window to the front aspect affording far-reaching views over Rothwell town centre.

Bedroom 2 3.61m x 2.67m (11'10" x 8'9")
Bedroom two is a good size double and is located to the rear of the property with television point, central heated radiator and PVCu double-glazed window overlooking the rear garden.

Bedroom 3 2.72m x 1.80m (8'11" x 5'11")
Bedroom three is a good size and is located to the front of the property with central heated radiator and PVCu double-glazed window affording far-reaching views over Rothwell.

Bathroom 1.92m x 1.73m (6'4" x 5'8")
Modern three-piece suite comprising; panelled bath with shower over, low flush WC, wash hand basin, heated chrome towel rail, extractor fan and PVCu double-glazed window to the rear aspect.

External
Externally the property benefits from excellent off-street parking to the side with gated access granted to the rear south-facing garden which is laid mainly to lawn with tiered patio seating areas and secured gated access to the rear onto field walks.



Total area: approx. 72.4 sq. metres (779.1 sq. feet)

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.

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