



**For Sale**

**24 Terry Smith Avenue, Rothwell**

**Guide Price £280,000**

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 **3**

**The stunning three bedroom family home is new to the local sales market. It comes with driveway parking and a single garage.**

This property is located in a highly desirable area. It is close to some good schools and just a short walk to all of the usual amenities.

Upon entering this property you step into a bright hallway, the guest cloakroom leads off from this space.

The sitting room has dual aspect light entering this space.

In the kitchen you will find plenty of low level and wall mounted kitchen cabinets and most of the kitchen appliances are integral. You will find plenty of space for a dining table and double doors leading onto the patio section of the garden.

On the first floor there is a good size landing. The master bedroom has an ensuite bathroom.

There are two further good size bedrooms on this level and a well appointed family bathroom.

Outside the property there is driveway parking for at least two vehicles and a single garage. To the rear of the property you will find a well manicured private garden.

**Miranda Menzies**

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Please contact MIRANDA your local agent for more information.

Property and Services information.

Mobile Coverage: 4G coverage is available in the area - please check with the provider.

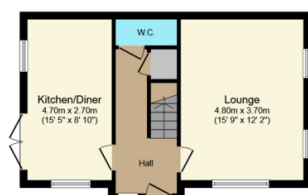
Broadband Availability: Ultrafast broadband (FTTC) is available in this area.

<https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>

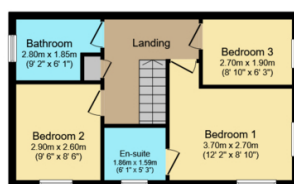


**The Property Experts UK**

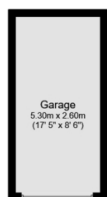
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**Ground Floor**  
Floor area 41.0 sq.m. (442 sq.ft.)



**First Floor**  
Floor area 40.3 sq.m. (434 sq.ft.)



**Garage**  
Floor area 13.5 sq.m. (146 sq.ft.)

**Total floor area: 94.9 sq.m. (1,021 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

- Stunning three bedroom family home.
- Located in a popular area.
- Close to good schools.
- Driveway parking.
- Integral kitchen appliances.
- Ensuite bathroom to the master bedroom.
- Garage.
- Well manicured private rear garden.
- Close to all of the usual amenities.
- EPC B.

