



4 Otter Street, , Rothwell NN14 6FX

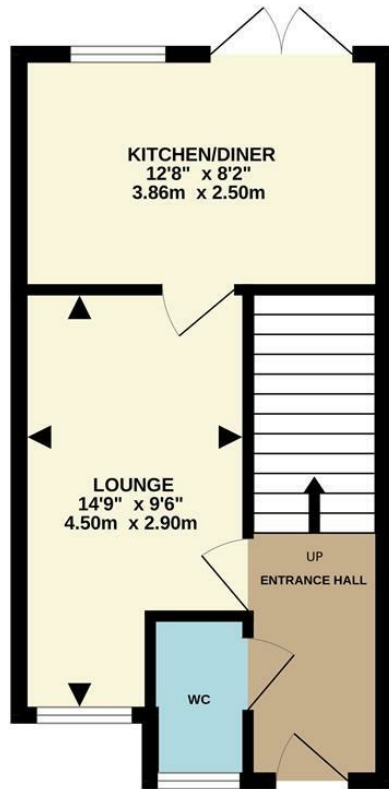
Offers Over £220,000

Lucas Estate Agents are pleased to be offering this immaculately presented 2 double bedroom terraced property to the market. Featuring 6 years of NHBC warranty, it really is a great first time buy or brilliant rental opportunity. Into the front door you have a good sized entrance hall and door into downstairs guest WC. The lounge has plenty of space for sofas and lounge furniture with a window overlooking the driveway. The kitchen/diner features double French doors onto the garden with space for dining table. The modern kitchen has both base and eye level units and space for fridge/freezer and washing machine. Upstairs there are 2 large double bedrooms, bedroom 1 features 2 large windows overlooking the front aspect and has space for king sized bed and plenty of wardrobe space. Bedroom 2 runs the width of the house with views of the garden. The large family bathroom has a bath with shower over and features a very handy storage cupboard. The upstairs gets the benefit of a bigger footprint than downstairs due to the extra space over the side passageway. Outside, the front has off-road parking for 2 cars and at the back there is a large lawned private garden with patio and garden shed. Rothwell is a large town with many amenities including, hairdressers, supermarkets, restaurants and both primary and secondary schools.

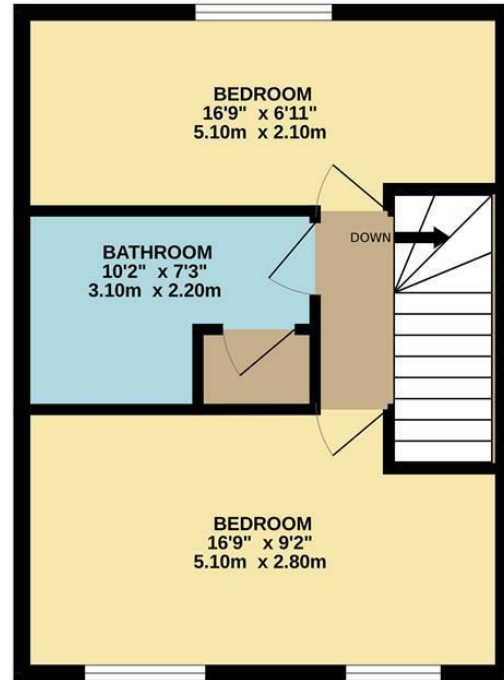
Tenure: Freehold
Energy Rating: B
Council Tax Band: B

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GROUND FLOOR
310 sq.ft. (28.8 sq.m.) approx.



1ST FLOOR
385 sq.ft. (35.7 sq.m.) approx.



TOTAL FLOOR AREA: 694 sq.ft. (64.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix 5/2025

- 6 Years NHBC Warranty Included
- Kitchen/Dining Room
- 2 Large Bedrooms
- Downstairs WC
- Off-road Parking for 2 Cars
- Larger 1st floor footprint due to the side passageway

Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92 plus) A		96
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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Important: We would like to inform prospective purchasers that these sales particulars have been prepared in good faith as a general guide only. A survey has not been carried out, nor the services, appliances and fittings tested. All measurements are approximate; sizes should not be relied upon for furnishing, or any other purposes. Floor plans are for guidance and illustration purposes only and are not to scale. Photos are taken with a wide angle lens. Items shown in the photographs are expressly excluded unless agreed otherwise in writing. If there are any matters likely to affect your decision to buy, please contact us before viewing the property and clarify all matters prior to offer. L786

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