



Scott Avenue, Rothwell NN14 6DH

welcome to

Scott Avenue, Rothwell

William H Brown are delighted to offer this end of chain detached property in a sought after area of Rothwell. This three bedroom property has en suite to master, downstairs cloakroom, conservatory, and single garage. Early viewing a must.



Entrance Hall

Entered via wooden door to the front aspect, stairs rising to the first floor landing, radiator and doors to all rooms.

Cloakroom

Double glazed obscure window to the front aspect, WC, wash hand basin, tiling and radiator.

Lounge

14' 2" x 11' 9" (4.32m x 3.58m)

Double glazed window to the front aspect, under stairs storage cupboard and radiator.

Kitchen / Diner

15' x 8' 7" (4.57m x 2.62m)

Fitted kitchen comprising a range of matching wall and base units with work surfaces over, one and a half bowl stainless steel sink and drainer, splash backs, electric oven and gas hob with cooker hood over, plumbing for washing machine and dishwasher, space for fridge/freezer, tiled flooring, double glazed window to the rear aspect and radiator.

Conservatory

14' 7" x 8' 9" (4.45m x 2.67m)

Double glazed windows to the rear and side aspect, tiled flooring, oil filled radiator and double glazed door to the rear aspect.

First Floor Landing

Dog leg stairs rising from the entrance hall, airing cupboard, access to loft space, doors to the bedrooms and bathroom.

Bedroom One

12' x 8' 6" (3.66m x 2.59m)

Double glazed window to the front aspect, fitted wardrobes, radiator and door to the en suite.

En Suite

Double glazed obscure window to the front aspect, WC, wash hand basin, double shower cubicle, part tiling and radiator.

Bedroom Two

8' 4" x 7' 10" (2.54m x 2.39m)

Double glazed window to the rear aspect and radiator.

Bedroom Three

7' 10" x 6' 5" (2.39m x 1.96m)

Double glazed window to the rear aspect and radiator.



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welcome to

Scott Avenue, Rothwell

- Detached house
- Single garage
- Off road parking
- Downstairs cloakroom
- Three bedrooms

Tenure: Freehold EPC Rating: C

£250,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
RWL107881 - 0002

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