



Evison Road, Rothwell NN14 6AL

welcome to

Evison Road, Rothwell

William H Brown are delighted to offer this three bedroom, three storey semi detached house close to all amenities in Rothwell. The accommodation offers downstairs cloakroom, en suite to master bedroom, and french doors opening into the back garden, all at an affordable price. Perfect family home.



Entrance Hall

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

Lounge

12' 11" x 10' 8" (3.94m x 3.25m)

Double glazed French doors to the rear aspect, double glazed windows to the side and rear aspect, and two radiators.

Kitchen / Diner

14' 11" x 8' 2" (4.55m x 2.49m)

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, double glazed bay window to the front aspect and central heating boiler.

First Floor Landing

Double glazed window to the front aspect, stairs rising from the entrance hall, storage cupboard, access to loft space, doors to the bedrooms and bathroom.

Bedroom Two

14' 11" x 9' 3" (4.55m x 2.82m)

Double glazed window to the rear aspect and radiator.

Bedroom Three

10' 1" x 8' 2" (3.07m x 2.49m)

Double glazed window to the front aspect and radiator.

Bathroom

WC, wash hand basin with vanity unit, bath, extractor fan, tiled flooring and heated towel rail.

Externally

Front

Courtyard style.

Rear Garden

Mainly laid to lawn, sheltered seating area, shed, raised beds and gated side access.

Second Floor

Bedroom One

Double glazed windows to the front and rear aspect, radiator and door to en suite.

En Suite

Double glazed obscure velux window, WC, wash hand basin, shower cubicle, extractor fan and tiled flooring.



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welcome to

Evison Road, Rothwell

- Semi detached house
- Three bedrooms
- En suite to master
- Downstairs cloakroom
- Side access to front

Tenure: Freehold EPC Rating: C
Council Tax Band: C

offers in excess of

£240,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
RWL107988 - 0002

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