



Spencer Street, Rothwell **Freehold** £200,000

**Pattison
Lane**

Key Features

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- Three Bedroom Semi Detached House
- Conservatory
- NO ONWARD CHAIN
- Modern Fitted Kitchen
- Modern Fitted Bathroom

Located within the market town of Rothwell is this three bedroom semi-detached house offered to the market with NO ONWARD CHAIN. Further highlights include a refitted kitchen and bathroom, a conservatory and easy access to main road links.



ENTRANCE HALL

Reached via main front door. Stairs rising to first floor landing.

LOUNGE 14'3 max x 12'10 (4.34m x 3.91m)

Window to front aspect. Alcove storage cupboard.

KITCHEN 9'6 x 9'3 (2.89m x 2.81m)

Fitted with modern units to base and wall with work surfaces over and tiled splashback surrounds. Sink and drainer unit with mixer tap over. Integrated oven. Inset hob with cooker hood over. Space for appliances. Window and door into the conservatory. Doorway to inner hall leading to the bathroom.

CONSERVATORY 8'5 x 8'1 (2.56m x 2.46m)

Of brick and Upvc construction with windows to rear and side aspect. French style doors opening to the rear garden.

BATHROOM

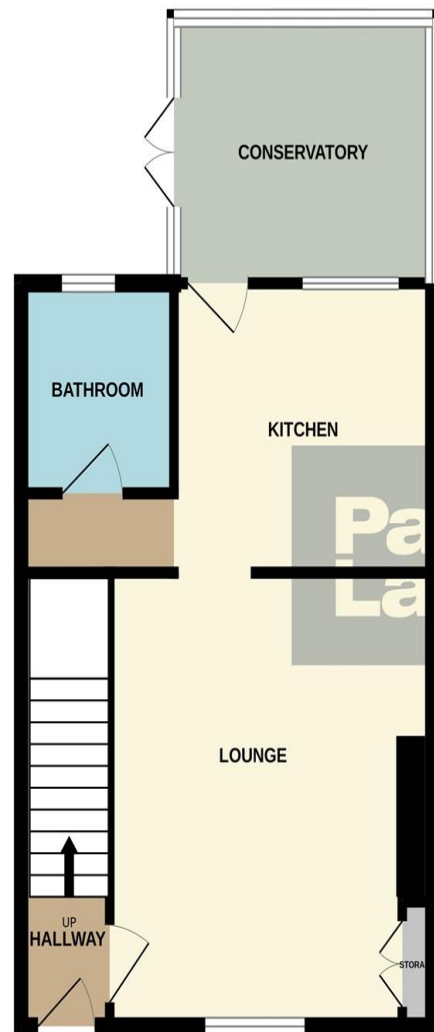
Modern fitted suite comprising a panelled bath with shower screen and shower over, wash hand basin and WC. Frosted window to rear aspect.

FIRST FLOOR LANDING

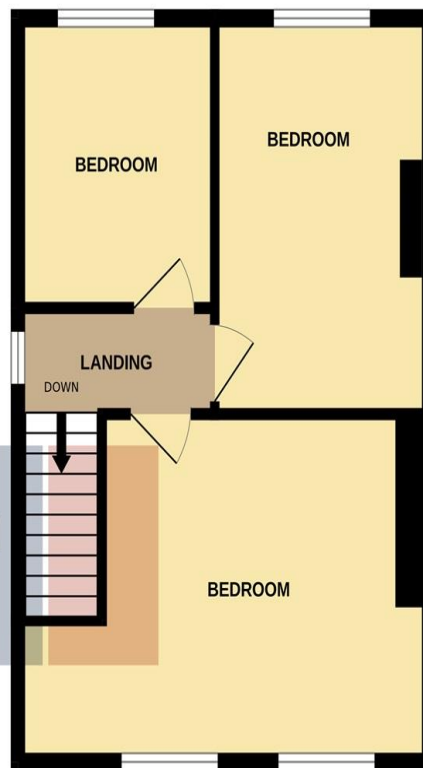
Window to side aspect. Doors to bedrooms.



GROUND FLOOR



1ST FLOOR



BEDROOM ONE 17'7 narrowing to 13' x 9'9
(5.35m x 2.97m)

Windows to front aspect.

BEDROOM TWO 12'6 x 9'6 max (3.81m x 2.89m)
Window to rear aspect.

BEDROOM THREE 7'5 x 9'4 (2.26m x 2.84m)
Window to rear aspect.

OUTSIDE

FRONT GARDEN

Enclosed by timber fencing with access to the main front door and side gate to the rear garden.

REAR GARDEN


Enclosed garden which is mainly laid to lawn, a paved area, timber shed and side gate access to the front of the property.

To view this property call Pattison Lane on:
01536 524425

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