



Cross Street, Rothwell **Freehold** £210,000

**Pattison  
Lane**



# Key Features

3 2 B D A

- Three Bedroom Mid Terrace Home
- Open Plan Lounge / Diner
- Modern Fitted Kitchen
- Shower Room to Master Bedroom
- Wood Burner in Lounge

Discover this charming three-bedroom terraced property situated in Rothwell. Within close proximity to local amenities, primary school, and popular road links, this property has been modernised by its current owner.

On the ground floor the property accommodates an open plan lounge / diner with a featured woodburning stove, kitchen, and family bathroom. To the first floor, you are presented with three bedrooms, two of which are double in size, and the master bedroom benefits from a convenient shower room.

Further benefits include a rear garden with lawn and decking towards the back of the property.

Viewings are highly advised to appreciate all this property has to offer.



The accommodation comprises:

ENTRANCE HALL

OPEN PLAN LOUNGE / DINING ROOM 10'7 max  
x 24'9 (3.22m x 7.54m)

KITCHEN 8'9 x 7'9 (2.66m x 2.36m)

UTILITY ROOM

BATHROOM 5'11 x 7'8 (1.80m x 2.33m)

FIRST FLOOR LANDING

BEDROOM ONE 12' x 11'6 plus recess (3.65m x  
3.50m)

EN SUITE

BEDROOM TWO 11'9 x 9'8 plus recess (3.58m x  
2.94m)

BEDROOM THREE 7'10 x 8'9 (2.38m x 2.66m)

OUTSIDE

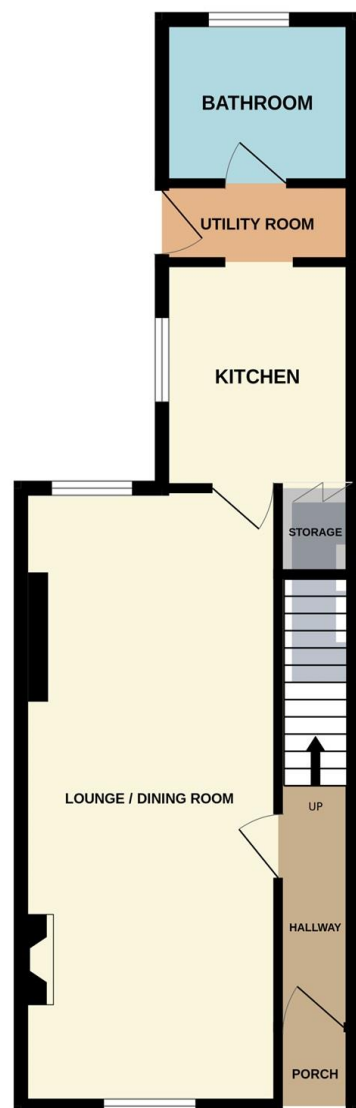
COURTYARD FRONTAGE

REAR GARDEN





GROUND FLOOR



1ST FLOOR



To view this property call Pattison Lane on:  
**01536 524425**

# Selling your property?

Contact us to arrange a **FREE** home valuation.

 01536 524425

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