



## New Street, Rothwell NN14 6EU

- Two bedrooms
- £1,000 towards legal fees\*\*
- Well Presented
- Near To Town
- NO CHAIN
- Approx floor area 61 sq.m (657 sq.ft)

PRICE  
**£155,000**  
CHAIN FREE

We would like to point out that all measurements set out in these sales particulars are approximate and are for guidance only. We have not tested any apparatus, equipment, systems or services etc. And cannot confirm that they are in full or efficient working order or fit for their purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), gas fires or light fittings, or any other fixtures not expressly included form any part of the property being offered for sale. While we endeavor to make our sale details accurate and reliable, if there is any point which is of particular importance to you, please, contact us and we will be pleased to confirm the position for you. Wide angled lens may have been used on all photography.



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**\*\*Offered with NO CHAIN and £1,000 towards legal fees\*\*** IN PERSON AND VIDEO VIEWINGS AVAILABLE is this WELL PRESENTED TWO BEDROOM TERRACE HOUSE WITH GAS CENTRAL HEATING AND UPVC DOUBLE GLAZED. Entrance opening into Lounge/sitting room, lobby and Re-fitted Kitchen. Landing with two bedrooms and Bathroom with shower over. Good size rear garden. Near to the town centre.

Approx floor area 61 sq.m (657sq.ft)

**ENTRANCE**

Via opaque UPVC Double glazed panelled door opening into Lounge

**LOUNGE**

10'4" x 12'9" max (3.15m x 3.89m max)  
With uPVC double glazed window to front, solid wood flooring, recessed fire surround with hearth and fitted TV/Video shelf and metre cupboard. Ceiling coving and glazed/timber to Inner Hall

**INNER HALL**

Having stair case rising to first floor landing and further glazed/timber door to Kitchen/Diner

**KITCHEN/DINER**

11'6" x 12'7" (3.51m x 3.86m)  
Offering a range of refitted high and base level cupboard units with drawer space and work tops having tiled surrounds, single drainer sink unit with mixer tap, built in four ring gas hob with concealed extractor over and built in oven, further appliance space for plumbing for automatic washing machine, uPVC double glazed door and window offering outlook and access to rear garden, single panelled radiator, wall light point and door to under stairs shelved storage cupboard

**LANDING**

Having panelled doors to two bedrooms, bathroom and storage cupboard, double power point and single panelled radiator, loft hatch

**BEDROOM ONE**

10'4" x 9'9" min (3.16m x 2.98m min)  
front of full height fitted wardrobes comprising two double units with clothes hanging and shelving, central dressing table incorporating drawer and cupboards over, uPVC double glazed window to front, single panelled radiator, ornate fire surround, pendant light switch and ceiling coving

**BEDROOM TWO**

8'10" x 8'10" (2.71m x 2.71m )  
With uPVC double glazed window to rear with single panelled radiator under and ceiling coving

**BATHROOM**

Refitted three piece suite comprising wash hand basin, twin grip panelled bath with shower over, and close coupled WC, full complimentary tiled surrounds, Vulex window, shaver point and single panelled radiator

**OUTSIDE**

Offers sizeable mostly grassed garden to rear with shared pathway

**DIRECTIONAL NOTE**

Take a left out of the Rothwell office, right at the roundabout on to Glendon Road continue through the town taking the left into New Street where the property can be located on the left hand side



call to view 01536 418100

