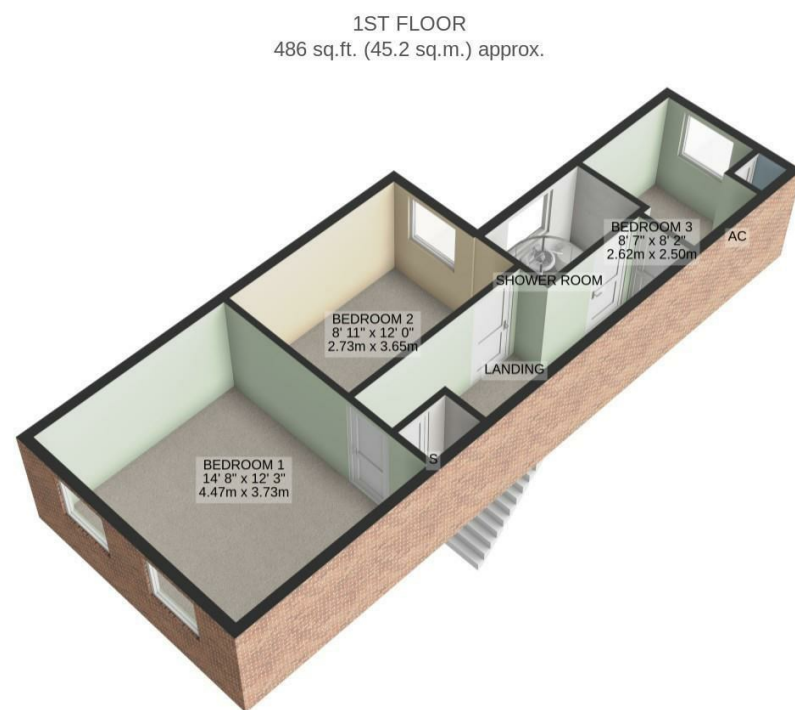


# Crispin Street, Rothwell NN14 6DA



## Crispin Street, Rothwell NN14 6DA

- THREE Bedroom's
- Immaculately presented throughout
- Gas central heating and double glazing
- Modern kitchen and shower room
- Two separate reception rooms
- Must be seen
- South facing enclosed rear garden

PRICE  
**£215,000**  
OFFERS IN EXCESS  
OF

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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**\*\* IN PERSON VIEWINGS AND VIDEO VIEW AVAILABLE \*\*** Immaculately presented THREE bedroom bay fronted terrace home with front court and South aspect enclosed rear garden. Gas central heated and double glazed; Reception hall, Lounge/sitting room with bay window and feature Victorian fire surround. Separate dining room with wood burner, modern kitchen and utility/lobby. Landing the Three bedroom and re-fitted Shower room

Approx floor area 86 sq.m (925 sq.ft)

**RECEPTION HALL**

Via composite opaque double glazed leaded panelled door, stairs raising to first floor landing, single panelled radiator and panelled doors to Two Separate Reception Rooms

**LOUNGE/SITTING ROOM**

14'2" in to bay x 11'9" max (4.33m in to bay x 3.60m max ) Having double glazed bay window to front, impressive feature fire surround with hearth and display mantel, single panelled radiator

**SEPARATE DINING ROOM**

11'10" x 12'1" max (3.63m x 3.69m max ) Having cast iron wood burner having flagstone hearth, double glazed window onto South Facing Rear Garden, single panelled radiator and door to Kitchen

**KITCHEN**

12'0" x 8'2" (3.67m x 2.51m ) Offering a range of refitted high and base level cupboard units with work surface areas and complimentary tiled surrounds, sink unit with mixer, appliance space with area for electric oven and further appliance space, double glazed panelled door and window to rear garden, under stairs storage recess idea for tall fridge/freezer, double panelled radiator and doorway through to Inner Lobby/Utility

**INNER LOBBY/UTILITY**

Having further cupboard units, plumbing for automatic washing machine and double glazed window to side

**LANDING**

Having panelled doors to Three Bedrooms, over stairs recess and power point

**DOUBLE BEDROOM ONE**

15'1" max x 11'8" (4.62m max x 3.57m ) Having two double glazed windows to front and double panelled radiator

**DOUBLE BEDROOM TWO**

11'11" x 9'2" max (3.65m x 2.81m max ) Having double glazed window to rear overlooking rear garden and single panelled radiator

**BEDROOM THREE**

8'6" x 8'2" plus door recess and incorporating boi (2.61m x 2.51m plus door recess and incorporating b) Single room with double glazed window to rear and single panelled radiator

**SHOWER ROOM**

Refitted three piece suite comprising close coupled Wc, inset vanity wash hand basin with cupboards under and shower cubicle, opaque double glazed window to side and single panelled radiator

**OUTSIDE FRONT**

The property enjoys the benefit of well maintained gardens having immediate front court and gate to entrance door

**OUTSIDE REAR**

The rear garden is designed for low maintenance being mostly paved and gravelled having shrub and flower borders, leading onto pleasant lawn garden all of which enjoying a Southerly aspect, brick built storage shed with Upvc double glazed window and further timber shed, access to outside WC and rear gate to Ragsdale Street

**OUTSIDE WC**

Comprising modern close coupled Wc



call to view 01536 418100

