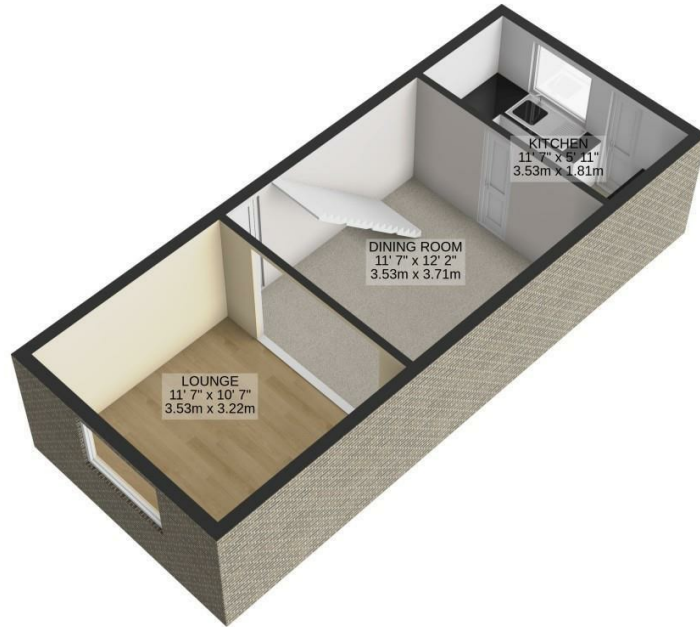
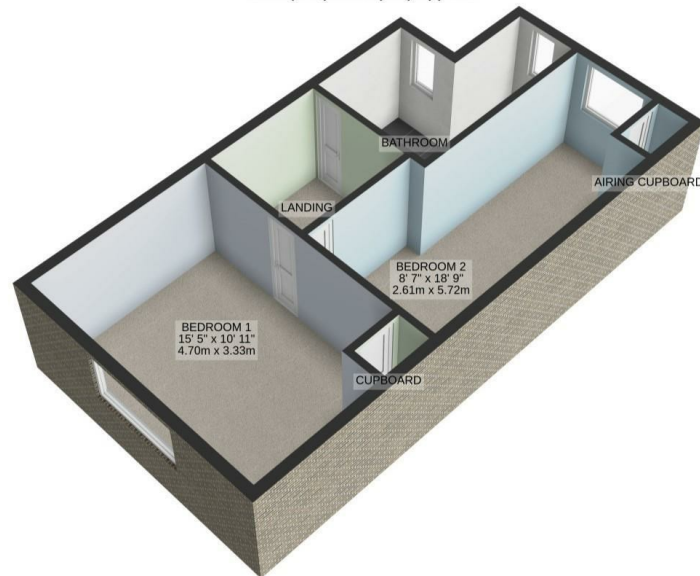


## New Street, Rothwell NN14 6EU

GROUND FLOOR  
329 sq.ft. (30.6 sq.m.) approx.



1ST FLOOR  
432 sq.ft. (40.2 sq.m.) approx.



TOTAL FLOOR AREA : 762 sq.ft. (70.8 sq.m.) approx.



## New Street, Rothwell NN14 6EU

- Two good size bedrooms
- OFF ROAD PARKING (to rear)
- A Well presented home
- Landscaped low maintenance rear garden
- Gas central heated
- Double glazed
- Close to town centre

PRICE  
£179,950

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 AND VIDEO VIEWINGS AVAILABLE \*\* With OFF ROAD PARKING to the rear is this extended and well presented two bedroom room terrace house with gas central heating and double glazing. Ideally located close to town center the property comprises; Side entrance into Lounge/Dining room and door to Kitchen. Landing to two good bedrooms and re-fitted Bathroom. Approx. 45' landscaped for low maintenance rear garden leading to OFF ROAD PARKING (accessed via Rushton Road/Madams Hill, NN14 6EH)

Approx floor area 74 sq.m (797 sq.ft)

**SIDE ENTRANCE**

Via opaque glazed and Upvc double glazed panelled door opening into good size Lounge/Dining Room

**LOUNGE/DINING ROOM**

23'2" x 11'7" (7.08m x 3.54m )

Upvc double glazed window to front radiator and feature fire surround with marble hearth and inset, open plan dining area with further single panelled radiator, stair case raising to first floor landing with cupboard under, arch way opaque glazed window to rear and opaque glazed door to Kitchen, wall light point

**KITCHEN**

10'7" x 6'9" (3.24m x 2.06m )

Offering a basic range of high and base level cupboard units with wood work tops having drawer unit, single drainer sink unit with mixer tap having tiled surrounds, opaque Upvc double glazed door to rear and window, appliance space with electric cooker point, plumbing for automatic washing machine, single panelled radiator

**LANDING**

Having strip panelled and opaque glazed doors to Two Bedroom and Bathroom, single panelled radiator and access to half boarded loft space via retractable ladder with pull light switch

**BEDROOM ONE**

15'5" x 10'3" (4.70m x 3.13m )

Leaded Upvc double glazed window to front having single panelled radiator under, cupboard

**BEDROOM TWO**

20'2" x 7'3" (6.16m x 2.21m )

Good size extended bedroom with leaded double glazed window to rear, single panelled radiator and fitted cupboard housing boiler, laminated wood block style flooring

**BATHROOM**

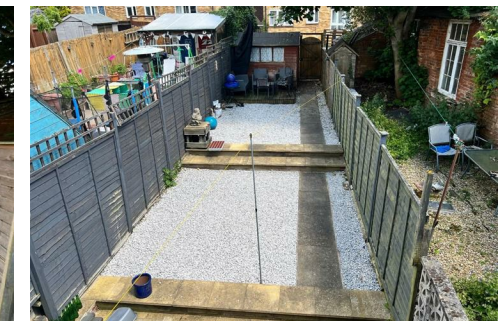
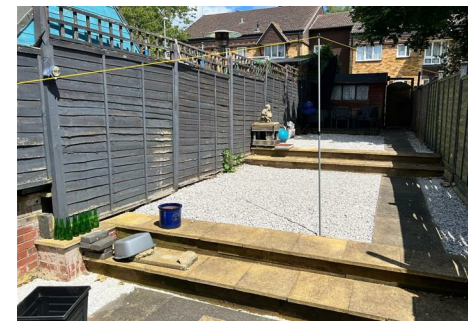
Comprising pedestal wash hand basin, close coupled Wc and panelled bath with mixer tap incorporating shower having tiled surrounds, two opaque double glazed window to rears, single panelled radiator

**OUTSIDE REAR**

To the rear there is a shared pathway, patio, grassed area, timber shed and timber panelled fencing

**PARKING**

There is off road parking for one vehicle at the rear of the property



call to view 01536 418100

