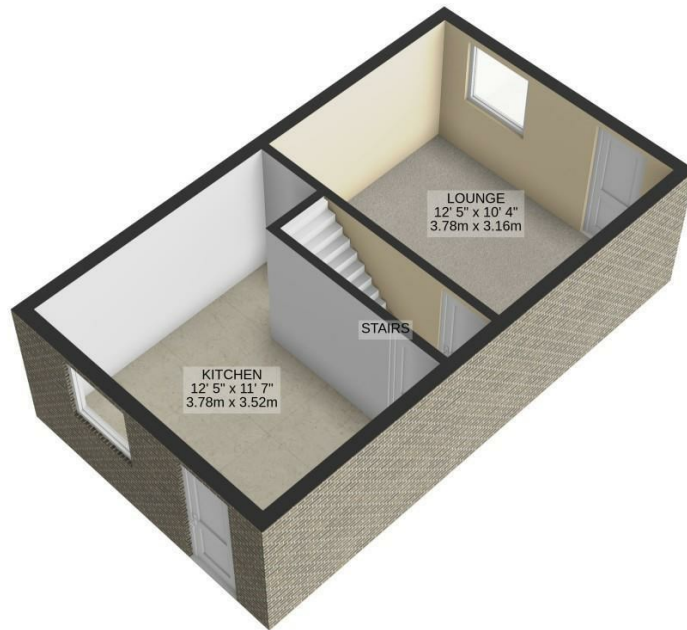
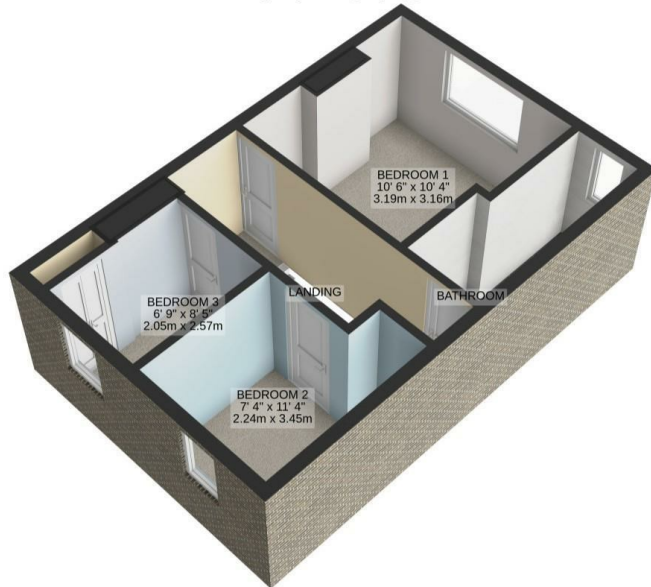


New Street, Rothwell NN14 6EU

GROUND FLOOR
272 sq.ft. (25.3 sq.m.) approx.



1ST FLOOR
302 sq.ft. (28.1 sq.m.) approx.



TOTAL FLOOR AREA : 574 sq.ft. (53.4 sq.m.) approx.



New Street, Rothwell NN14 6EU

- Three Bedrooms
- Gas Central Heating
- Double Glazing
- Close to Town Centre
- Good sized Rear Garden

PRICE
£186,950

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 VIEWINGS AND VIDEO VIEW AVAILABLE ** Found within walking distance of the town centre, shops and local schools is this three bedroom terrace property. Offering gas central heating via a 'Worcester' combination boiler and double glazing, other benefits include a modern kitchen, four piece bathroom and good sized rear garden. Entrance into Lounge, Inner Hall, Kitchen/Breakfast room. Landing, Three bedrooms and Bathroom.

LOUNGE

12'4 x 10'4 (3.76m x 3.15m)

Enter via wood grain Upvc double glazed panelled door, Upvc double glazed window to front, laminated wood block style flooring, single panelled radiator, full height exposed brick feature fireplace and door way to Inner Hall

INNER HALL

Having stair case raising to first floor landing, panelled door to Kitchen/Dining Room

KITCHEN/DINING ROOM

12'5" x 11'3" (3.81m x 3.45m)

Modern fitted kitchen comprising of high and base level cupboard units with worktops and drawer space, built in breakfast bar, integrated dishwasher, free standing range cooker included in the sale (not tested), appliance space to include plumbing for automatic washing machine, further appliance space, sink with drainer and mixer tap, double panelled radiator, door to under stairs storage cupboard, Upvc double glazed window and door to rear garden

LANDING

Having doors to Three Bedrooms and Bathroom

BEDROOM ONE

10'4" x 10'7" max (3.17m x 3.23m max)

Having Upvc double glazed window to front and single panelled radiator

BEDROOM TWO

11'5" x 7'3" (3.48m x 2.21m)

Having double glazed window to rear and single panelled radiator

BEDROOM THREE

8'5" x 6'9" (2.57m x 2.06m)

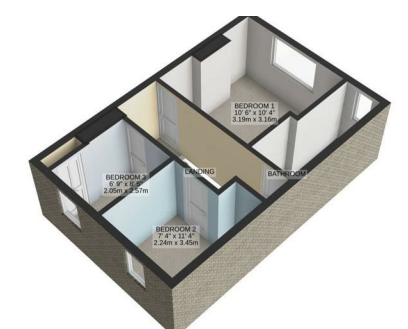
Measurement incorporating the airing cupboard housing Worcestershire boiler and shelving space, having double glazed window to rear, single panelled radiator

BATHROOM

Having obscured double glazed window to front, single panelled radiator, four piece suite comprising of panelled bath with shower attachment, close coupled WC, pedestal wash hand basin and fully tiled shower cubicle, ceramic tiled flooring

OUTSIDE REAR

The rear garden is Westerly facing having immediate decking area leading to a mostly lawned garden with well stocked shrub and flower borders, partly enclosed by timber panelled fencing, brick built shed, shared pedestrian access over gardens and shared entry to front of the property



call to view 01536 418100

