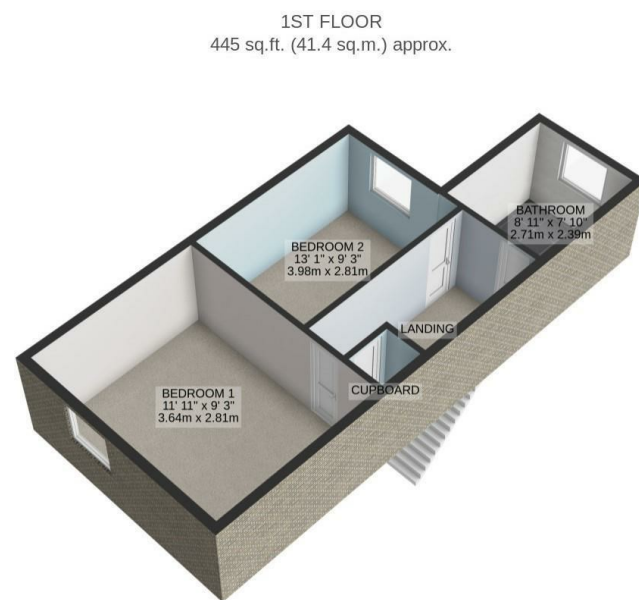
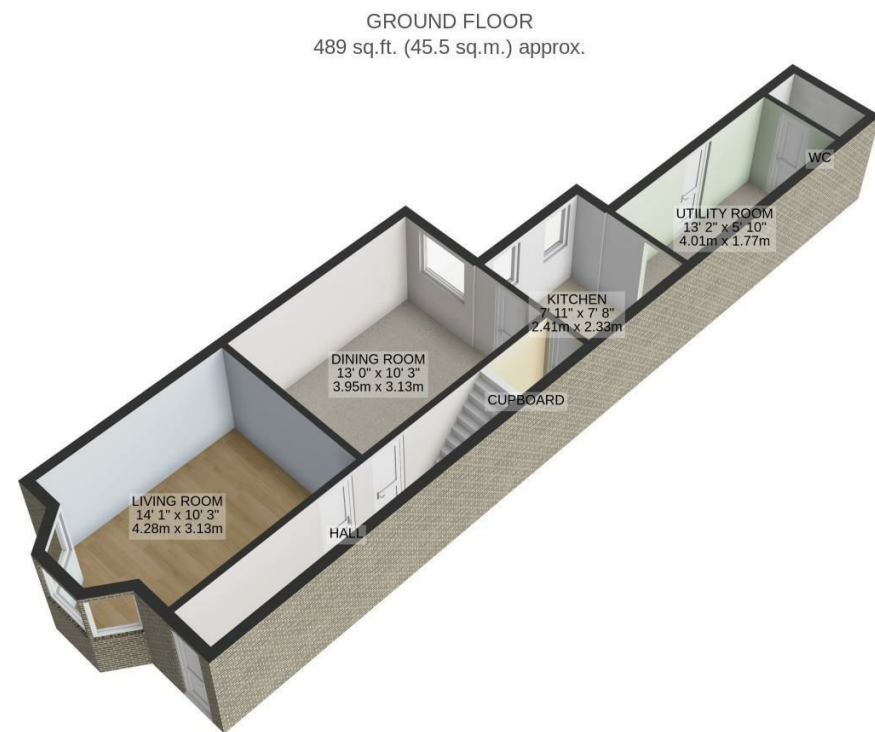


Cross Street, Rothwell NN14 6DD



TOTAL FLOOR AREA : 935 sq.ft. (86.8 sq.m.) approx.



Cross Street, Rothwell NN14 6DD

- Well Presented
- Good sized Rear Garden
- Bay fronted
- Two separate rooms
- Two Double bedrooms
- Four piece bathroom suite

PRICE
£214,950

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 **** A good sized bay fronted terrace property with two separate reception rooms and two double bedrooms. Other benefits include an impressive enclosed rear garden, four piece bathroom suite and wood burners in the Lounge and Dining rooms. The overall accommodation comprises storm porch, entrance hall, Lounge, dining room, kitchen and utility room. The first floor offers two bedrooms and bathroom. Outside expect to find a small enclosed front court and good sized enclosed rear garden with various sitting and entertaining areas and a large shed. Viewing is recommended.

ENTRANCE HALL

Via composite double glazed panelled door, having single panelled radiator, stair case raising to first floor landing, panelled walls to dado height, doors to Lounge/Sitting Room and Separate Dining Room

LOUNGE/SITTING ROOM

14'0" x 10'3" (4.28m x 3.13m)
Having Upvc double glazed bay window to front, double panelled radiator, feature fire place housing wood burner having exposed brick hearth

DINING ROOM

12'11" x 10'3" (3.95m x 3.13m)
Having laminated wood block style flooring, double panelled radiator, Upvc double glazed window to rear, Adam style feature fire place with display mantle and quarry tiled hearth, exposed brick hearth housing wood burner and doorway to Kitchen

KITCHEN

7'10" x 7'7" (2.41m x 2.33m)
Having a range of high and base level cupboard units with drawer space and work surfaces areas, stainless steel single bowl single drainer sink unit, appliance space to include plumbing for slim line dishwasher (included with the sale), gas cooker point, continuation of laminated wood block style flooring, two windows to side, wall mounted boiler, double panelled radiator, partition door to under stairs cupboard/pantry and doorway to Utility Room,

UTILITY ROOM

13'1" x 5'9" (4.01m x 1.77m)
Having Belfast sink, appliance space to include plumbing for automatic washing machine, plus further ample appliance space, door to side and further door to Cloakroom/Wc

CLOAKROOM/WC

Comprising low level Wc (not tested), obscured glass window to rear

LANDING

Having loft hatch, doors to Two Double Bedrooms and Bathroom, plus over stairs storage cupboard providing hanging and shelving space

DOUBLE BEDROOM ONE

11'11" x 12'5" (3.64m x 3.81m)
Good size double bedroom having two double glazed windows to front, double panelled radiator

DOUBLE BEDROOM TWO

13'0" x 9'2" (3.98m x 2.81m)
Having Upvc double glazed window to rear and double panelled radiator

BATHROOM

Refitted four piece suite comprising free standing bath with shower attachment, close coupled Wc, vanity wash hand basin and separate shower cubicle, ceramic tiled flooring, single panelled radiator, obscured double glazed window to rear, spot lights to ceiling, extractor fan, wall mounted chrome heated towel rail and exposed brick feature wall

OUTSIDE FRONT

Gravel front court enclosed with low level retaining brick wall having steps to Entrance door, shared pathway entry to side with gate to rear garden

OUTSIDE REAR

Having paved patio area leading to decking area, part laid to lawn with flagstone path and gravel areas down to further paved patio and in turn leading to good size shed, outside tap

