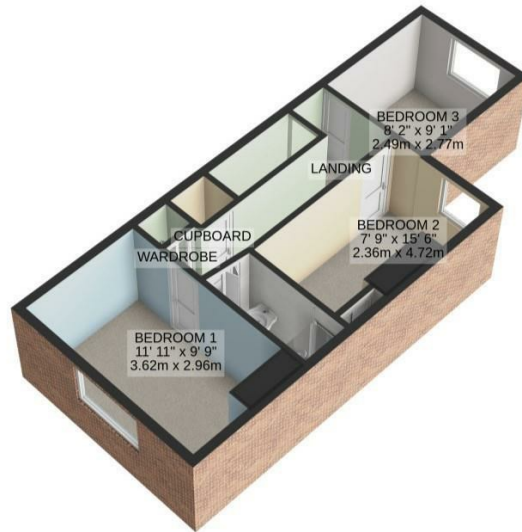


Littlewood Street, Rothwell NN14 6DY

1ST FLOOR
393 sq.ft. (36.5 sq.m.) approx.



GROUND FLOOR
522 sq.ft. (48.5 sq.m.) approx.



Littlewood Street, Rothwell NN14 6DY

- Two separate reception rooms
- Generous Rear Garden
- Three Bedrooms
- Well presented
- No Chain
- Wood burner in Lounge

PRICE
£210,000

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.



23 High Street, Rothwell
01536 418100
info@simonac.co.uk
simonac.co.uk



**** IN PERSON VIEWINGS AND VIDEO VIEW AVAILABLE **** Offered for sale is this spacious three bedroom end of terrace family home. The house boasts gas central heating via a combination boiler and full Upvc double glazing. Other benefits include two separate reception rooms, downstairs bathroom, upstairs shower room and pleasant enclosed rear garden. The overall accommodation comprises storm porch, entrance hall, Lounge with wood burner, separate dining room, kitchen and downstairs bathroom. The first floor offers three bedrooms and shower room. Outside is a shared side entry and the a generous enclosed rear garden with covered patio and drying area. NO CHAIN.

ENTRANCE HALL

Via double glazed panelled door, having laminated wood block style flooring, single panelled radiator, doors to Lounge/Sitting Room and separate Dining Room, stair case raising to first floor landing

LOUNGE/SITTING ROOM

10'9" x 11'10" (3.28m x 3.62m)
Having Upvc double glazed window to front, double panelled radiator, attractive feature fire place housing wood burner having exposed brick hearth and tiled display grate, feature double doorway to separate Dining Room

DINING ROOM

10'9" x 11'1" (3.28m x 3.38m)
Having Upvc double glazed window to rear and double panelled radiator, door to Kitchen

KITCHEN

Refitted high and base level cupboard units with drawer space and solid wood worktops, built in stainless steel cooking facilities to include electric four plate hob, electric oven with extractor over, plumbing and space for automatic washing machine and further appliance space, one and a half circular sink unit with single drainer and mixer tap, Upvc double glazed window to side, obscured Upvc double glazed door to side leading to rear garden, laminated wood block style flooring, doorway to understairs storage cupboard and door to Bathroom

BATHROOM

Refitted suite comprising close coupled Wc, pedestal wash hand basin and rolled bath with mixer tap and claw feet, having obscured double glazed window to side, continuation of laminated woodblock stye flooring, extractor fan, spot lights, wall mounted heated towel rail/radiator

LANDING

Having panelled doors to Three Bedrooms, Shower room and over stairs storage cupboard with shelving and storage, loft hatch

DOUBLE BEDROOM ONE

7'8" x 15'5" (2.36m x 4.72m)
Having double glazed window to front and double panelled radiator, spot lights, part wood panelled walls to dado rails incorporating dado rail

DOUBLE BEDROOM TWO

11'10" x 9'8" (3.62m x 2.96m)
Having Upvc double glazed window to rear and single panelled radiator

BEDROOM THREE

8'2" x 9'1" (2.49m x 2.77m)
Having Upvc double glazed window to rear, double panelled radiator, incorporating exposed wall mounted combination boiler

SHOWER ROOM

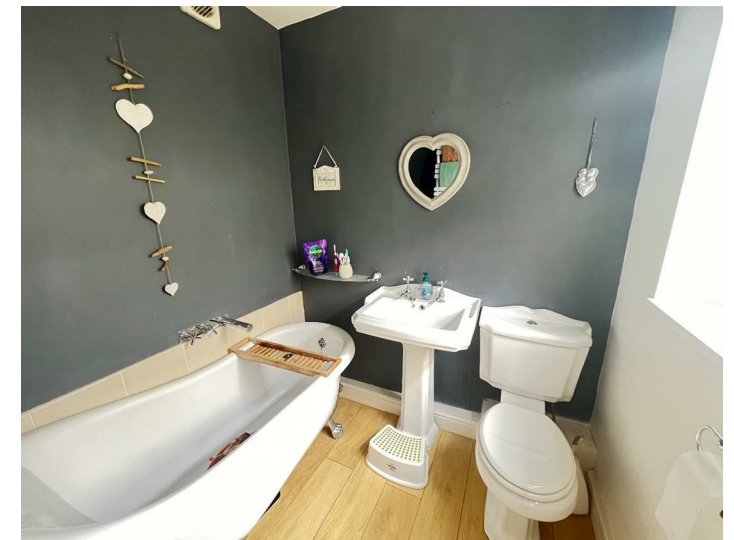
Having fully tiled shower cubicle, vanity unit with bowl effect basin, spot lights, extractor fan, wood strip flooring, wall mounted chrome towel rail/radiator,

OUTSIDE REAR

Front shared side pathway through timber gate into private enclosed rear garden with covered concrete and seating area, brick built store/barn, further raised tiled patio area, grassed garden with deep and well stocked shrub and flower borders, outside tap and enclosed with timber panelled fencing

BRICK BUILT STORE/BARN

7'3" x 11'6" (2.22m x 3.53m)
Good useful storage space



call to view 01536 418100

