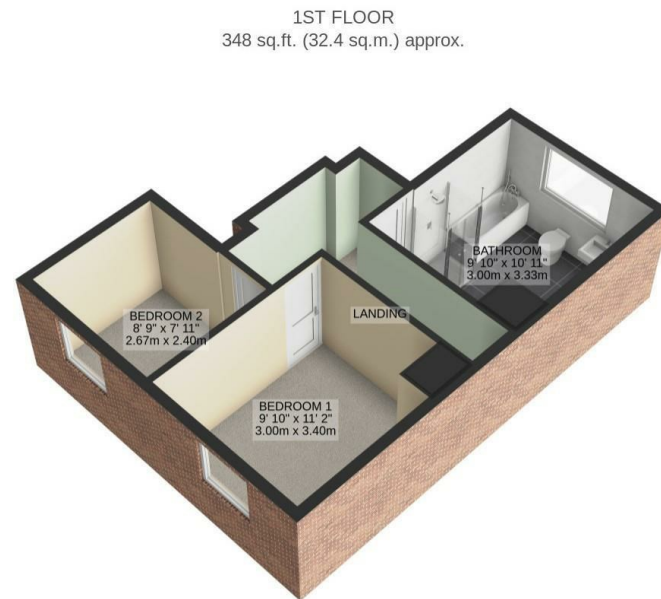


Jubilee Street, Rothwell NN14 6BJ



TOTAL FLOOR AREA : 793 sq.ft. (73.7 sq.m.) approx.



Jubilee Street, Rothwell NN14 6BJ

- NO CHAIN
- Gas central heating
- Popular location
- Two separate reception rooms
- Two double bedrooms

PRICE
£140,000

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 **** In need of complete refurbishment is this two double bedroomed terrace house, ideally located for the road links but also within walking distance of the town centre. The property offers recently installed gas central heating, with other benefits to include two separate reception rooms. The overall accommodation comprises entrance hall, Lounge, separate dining room, kitchen and guest WC. The first floor offers two double bedrooms and good sized bathroom. Outside is rear garden with shared pedestrian access. NO CHAIN.

ENTRANCE HALL

Via glazed/timber panelled door, single panelled radiator, stair case raising to first floor landing, timbe panelled door to Lounge/Sitting Room and Separate Dining Room

LOUNGE/SITTING ROOM

11'1" x 9'11" (3.4m x 3.04m)
Having window to front, double panelled radiator, built in cupboard housing meters, ceiling coving

DINING ROOM

13'4" x 11'1" (4.08m x 3.4m)
Having double panelled radiator, built in storage cupboard with shelving, partition door to under stairs storage cupboard, window to rear, timber panelled door to Kitchen

KITCHEN

8'10" x 7'2" (2.7m x 2.2m)
Having glazed timber panelled door to rear, window to side, basic range of high and base level cupboard units and drawer space and work tops, electric cooker point, single bowl double drainer stainless steel sink unit, partition door to Inner Hall/Utility

INNER HALL/UTILITY

Having recently installed wall mounted combination boiler, work surface areas, appliance space to include plumbing for automatic washing machine, obscured window to rear and sliding door to Cloakroom/Wc

CLOAKROOM/WC

Comprising obscured window to rear and low level WC

LANDING

Timber panelled doors to Two Double Bedrooms and Bathroom, loft hatch

BEDROOM ONE

10'5" x 9'11" (3.18m x 3.03m)
Having window to front, double panelled radiator

BEDROOM TWO

8'4" x 8'8" (2.55m x 2.65m)
Having window to front and double panelled radiator

BATHROOM

11'1" x 9'11" (3.4m x 3.03m)
Having window to rear, double panelled radiator, four piece suite comprising of shower cubicle, twin grip panelled bath, close coupled Wc and pedestal wash hand basin and single panelled radiator

OUTSIDE

Enclosed paved courtyard with timber panelled fencing and gate leading to shared pathway and gate to main garden in need of cultivation with mature shrubs and trees, shared central pathway leading garden shed



call to view 01536 418100

