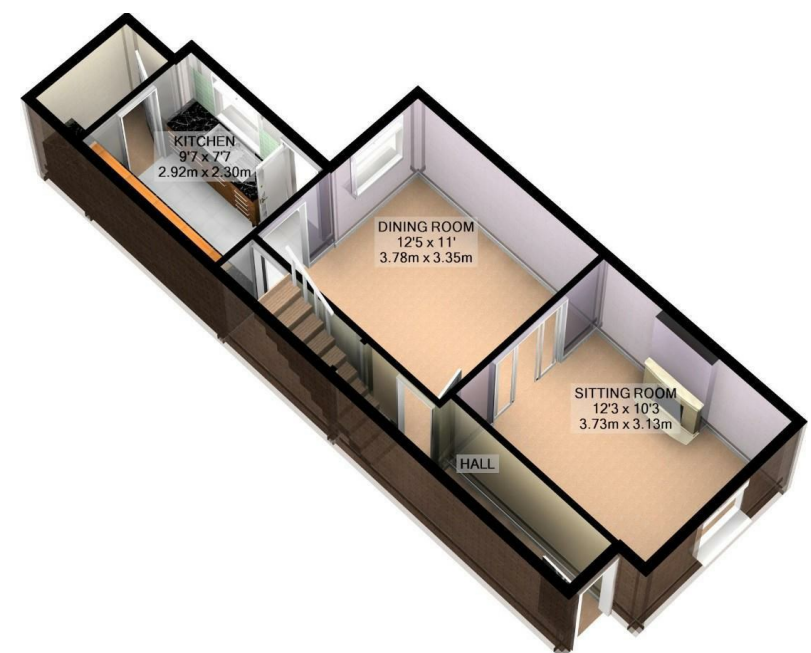
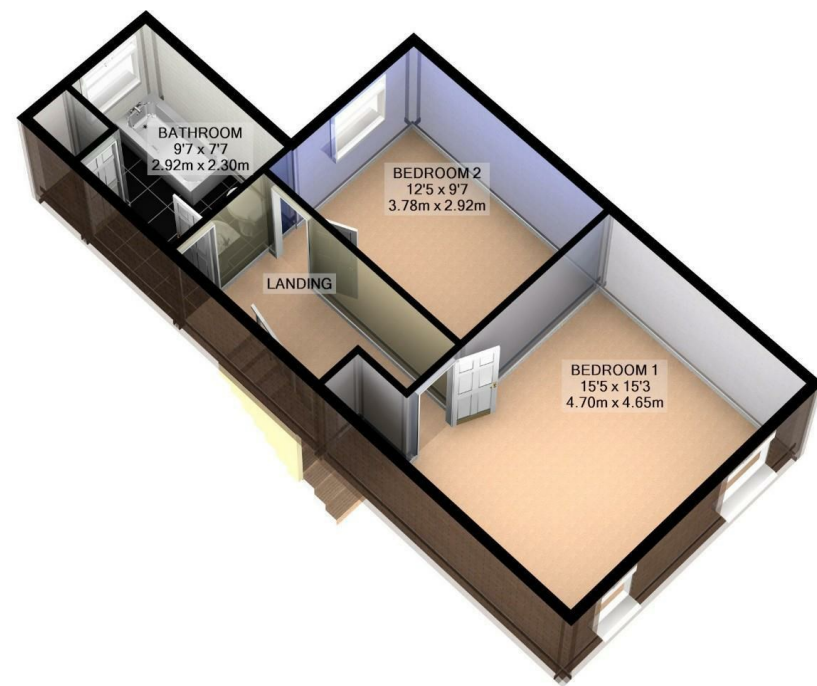


Ragsdale Street, Rothwell NN14 6DF



GROUND FLOOR
APPROX. FLOOR
AREA 421 SQ.FT.
(39.1 SQ.M.)
TOTAL APPROX. FLOOR AREA 873 SQ.FT. (81.1 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 452 SQ.FT.
(42.0 SQ.M.)



Ragsdale Street, Rothwell NN14 6DF

- Two double bedrooms (Formerly three bedrooms)
- Very well presented
- Re-fitted Kitchen & Bathroom
- Pleasant enclosed Rear Garden
- HOME OFFICE located at bottom of garden
- Easterly aspect enclosed rear garden

PRICE
£210,000
OFFERS IN THE
REGION OF

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



Ragsdale Street, Rothwell NN14 6DF

PRICE £210,000 FREEHOLD

****Must Be Seen ****Very well presented TWO DOUBLE bedroom terraced house with Easterly aspect enclosed rear garden. Gas central heated and double glazed. Entrance Hall, Two reception rooms or through lounge/diner option with wood burner. High quality fully fitted Kitchen and Utility area. Landing to two good bedrooms and re-fitted Bathroom. Pleasant rear garden with brick shed, outside W.C, wood store/shed and a very useful HOME OFFICE located at bottom of garden

ENTRANCE HALL

via opaque double glazed panelled door, single panelled radiator. tiled floor, stairs raising to first floor landing and glazed panelled door to Dining Room

DINING ROOM

12'9" x 10'3" max (3.91m x 3.13m max)
With tilt and turn double glazed window to rear having double panelled radiator under, archway to good size understairs storage cupboard and doorway to Refitted Kitchen, sliding glazed double doors opening to Lounge/Sitting Room or giving a through lounge/dining room measuring 7.66m

LOUNGE/SITTING ROOM

11'10" x 7'1" max (3.61m x 2.18m max)
Double glazed tilt and turn window to front having double panelled radiator under, wall light points and feature multi fuel burner with hearth

KITCHEN

9'10" x 7'9" (3m x 2.38m)
This room is a particular feature to the property with a high quality newly fitted kitchen (2018) with a comprehensive range of high gloss soft close high and base level cupboard units with drawer space and work tops, integrated full size dishwasher and built in oven and combination oven/microwave , induction hob and extractor, ceramic sink with mixer tap, porcelain tiled floor, under pelment lighting and door to storage cupboard, double glazed window and door offering outlook and access to rear garden, inset ceiling spot lights

UTILITY AREA

Having further matching cupboard units and appliance space to include plumbing for automatic washing machine

LANDING

Having panelled doors to Two Double Bedrooms and refitted Bathroom suite, single panelled radiator and power point

DOUBLE BEDROOM ONE

15'3" max x 12'1" (4.66m max x 3.7m)
Having two double glazed tilt and turn windows to front with double panelled radiator under, original ornate feature fire surround and overstairs storage alcove, loft hatch and solid wood flooring

DOUBLE BEDROOM TWO

12'6" x 9'4" max (3.83m x 2.86m max)
Having double glazed tilt and turn window to rear, double panelled radiator and original ornate feature fire surround, fitted desk top

BATHROOM

9'10" x 7'9" (3m x 2.37m)
Refitted three piece suite comprising of pedestal wash hand basin and close coupled Wc, panelled bath with shower and screen over with tiled surrounds, tiled floor, heated towel rail/radiator, opaque double glazed window to rear, door to linen cupboard

OUTSIDE REAR

The garden enjoys a Easterly aspect enclosed rear garden with sunshine throughout the day time, having an immediate concrete area leading to outside Toilet and Brick Built store and utility area including plumbing for automatic washing machine, lawned area edged with flower and shrub borders leading timber Home Office/workshop. outside tap

HOME OFFICE/WORKSHOP

9'10" x 9'10" (3m x 3m)
Having power and lighting connected and broadband connections, laminated wood block style flooring and ceiling spot lights



call to view 01536 418100

