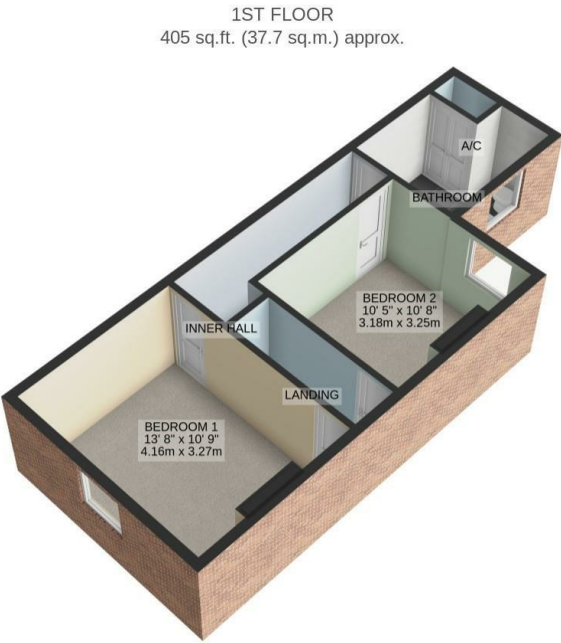
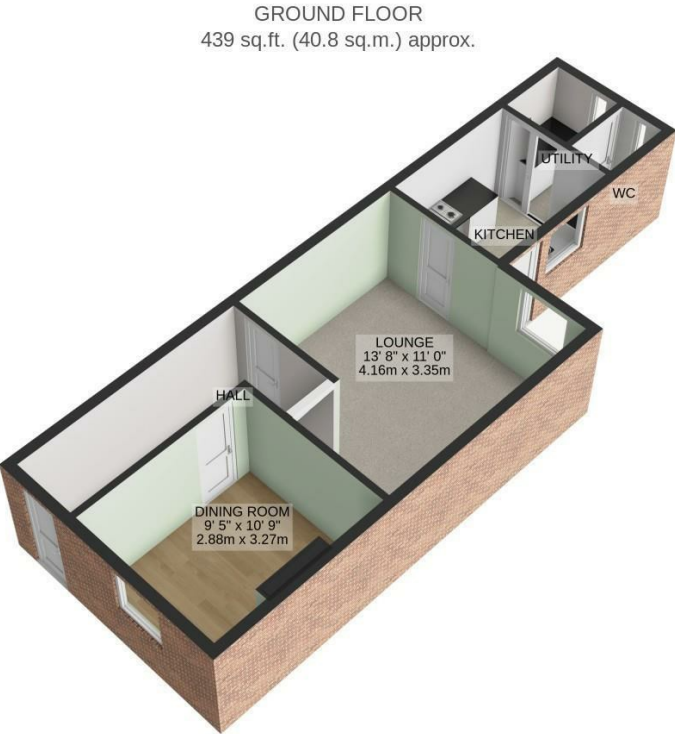


Littlewood Street, Rothwell NN14 6DX



TOTAL FLOOR AREA : 844 sq.ft. (78.4 sq.m.) approx.



Littlewood Street, Rothwell NN14 6DX

- Two double bedrooms
- No Chain
- Utility Room and Guest WC
- Well Presented
- Two Separate reception rooms

PRICE
£196,950

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 AND VIDEO VIEWS AVAILABLE**** Offered to the market with NO CHAIN is this well presented Two double bedroom terrace property, with main benefits to include two separate reception rooms and having both a utility room and guest WC. The overall accommodation comprises of entrance hall, Lounge, separate dining room, refitted kitchen, Utility and guest WC. The first floor offers two genuine double bedrooms and family bathroom. Outside is a nice rear garden with shared pedestrian access.

ENTRANCE HALL

Via obscured double glazed panelled door with matching over head screen, ceramic tiled flooring, single panelled radiator, door way to open plan Inner Hall and timber door to Lounge/Sitting Room

LOUNGE/SITTING ROOM

10'10 x 9'7 (3.30m x 2.92m)
Having Upvc double glazed window to front, laminated wood block style flooring, single panelled radiator and built in storage cupboard

INNER HALLWAY

Continuation of laminated wood flock style flooring, stair case raising to first floor landing and timber panelled door to Dining Room

DINING ROOM

13'7 x 11' (4.14m x 3.35m)
Having Upvc double glazed window to rear, continuation of laminated wood block style flooring, double panelled radiator, ceiling coving, under stairs recess and an impressive fire place with display mantle dnd tiled hearth housing open fire, timber panelled door to Kitchen

KITCHEN

8'10 x 7'7 (2.69m x 2.31m)
Refitted range of high and base level cupboard units with drawer space and work tops, complimentary tiled surrounds, circular single bowl single drainer sink unit with mixer tap, electric cooker point with stainless steel splash back, extractor fan and hood over, further appliance space, laminated wood block style flooring, part obscured glazed timer door to side leading to south facing rear garden and obscured double glazed window to side, double panelled radiator, timber partition door to Utility Room

UTILITY ROOM

Continuation laminated wood block style flooring, appliance space to include plumbing for automatic washing machine and further appliance space, complimentary tiled surrounds, timber door to Cloakroom/Wc

CLOAKROOM/WC

Refitted wall mounted wash hand basin and close coupled, WC, continuation of laminated wood block style flooring obscured double glazed window to rear, extractor fan

LANDING

Having doors to Two Double Bedrooms

DOUBLE BEDROOM ONE

13'7 x 10'10 (4.14m x 3.30m)
Having Upvc double glazed window to front, single panelled radiator, pendant light pull and glazed/timber panelled door to Inner Hall

DOUBLE BEDROOM TWO

10'7 x 10'7 (3.23m x 3.23m)
Having Upvc double glazed window to rear, single panelled radiator and timber panelled door to Inner Hall

INNER HALL

Access from both bedrooms having loft hatch, storage4 recess, obscured door to bathroom

BATHROOM

9' x 8' (2.74m x 2.44m)
Refitted three piece suite comprising close coupled Wc, panelled bath with wall mounted shower over, pedestal wash hand basin, laminated wood block style flooring, extractor fan, single panelled radiator, airing cupboard housing combination boiler and shelving space

OUTSIDE REAR

The rear garden is South Facing with steps down to immediate concrete and paved patio, stepping on to mostly laid to lawn garden with raised shrub and flower borders, brick built in barn, outside tap and shared pathway for neighbouring property and for bin access

