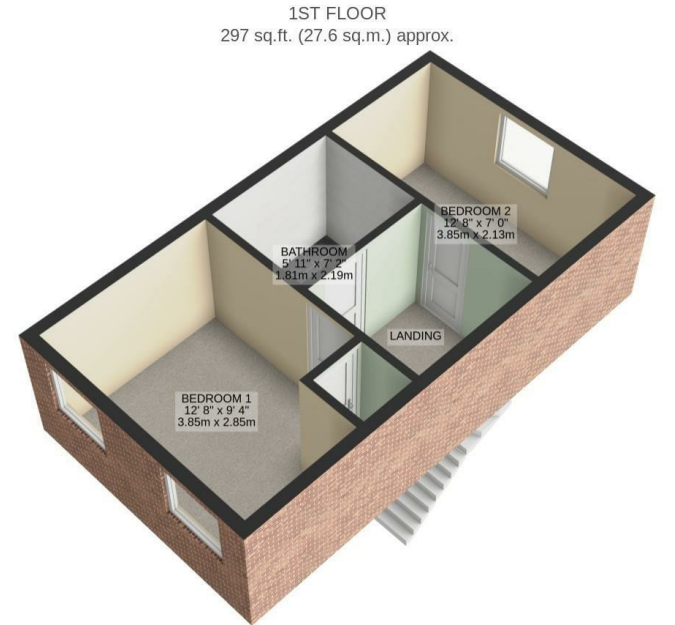


Otter Street, Rothwell NN14 6FX



TOTAL FLOOR AREA : 595 sq.ft. (55.2 sq.m.) approx.



Otter Street, Rothwell NN14 6FX

- Two double bedrooms
- NO CHAIN
- Well presented with several upgrades
- Off road parking x 2
- Enclosed rear garden
- LVT timber effect flooring on the ground floor
- Viewing recommended

PRICE
£220,000
OFFERS IN EXCESS
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.



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****IN PERSON AND VIDEO VIEWINGS AVAILABLE OF PROPERTY ****Offered with NO CHAIN and situation on the now popular Woodland Valley estate is this modern and well presented two double bedroom end of terrace property which benefits for several upgrades including LVT timber effect flooring to the ground floor, extended patio in the rear garden and tiling and shower in the bathroom. Other benefits include off road parking for two cars and a pleasant enclosed rear garden. The overall accommodation comprises Entrance hall, Guest wc, Lounge and Kitchen/Dining room. The first floor offers two double bedrooms and bathroom. Outside is the aforementioned driveway providing side by side parking for two, a small front court and larger enclosed rear garden. Viewing is strongly recommended.

ENTRANCE HALL

Via opaque double glazed panelled door, stair case raising to first floor landing, single panelled radiator, LVT timber effect flooring and panelled doors to Cloakroom/Wc and Lounge/Sitting Room

CLOAKROOM/WC

Comprising pedestal wash hand basin and close coupled Wc, opaque double glazed window to front, continuation of LVT timber effect flooring and radiator

LOUNGE/SITTING ROOM

9'6" x 15'0" (2.91m x 4.59m)
Having double glazed window to front enjoying open views over green area, single panelled radiator, shelved storage cupboard, continuation of LVT timber effect flooring and panelled doors to Kitchen/Dining Room

KITCHEN/DINING ROOM

12'8" x 7'8" (3.88m x 2.35m)
The kitchen offering a range of high and base level cupboard units with drawer space and work tops, built in oven, four ring hob and stainless surrounds leading to extractor hood, further appliance space to include area for tall fridge/freezer and plumbing for automatic washing machine, double glazed window to rear, open plan to dining area with single panelled radiator, continuation of LVT timber effect flooring, and double glazed double doors opening onto rear garden

LANDING

Having panelled doors to Two Double Bedrooms and Bathroom

BEDROOM ONE

12'8" x 9'3" (3.88m x 2.83m)
Having two double glazed windows over looking green area and tree line views beyond, single panelled radiator and over stairs cupboard having double clothes hanging rail

BEDROOM TWO

12'8" x 7'8" (3.88m x 2.34m)
Having double glazed window to rear and single panelled radiator

BATHROOM

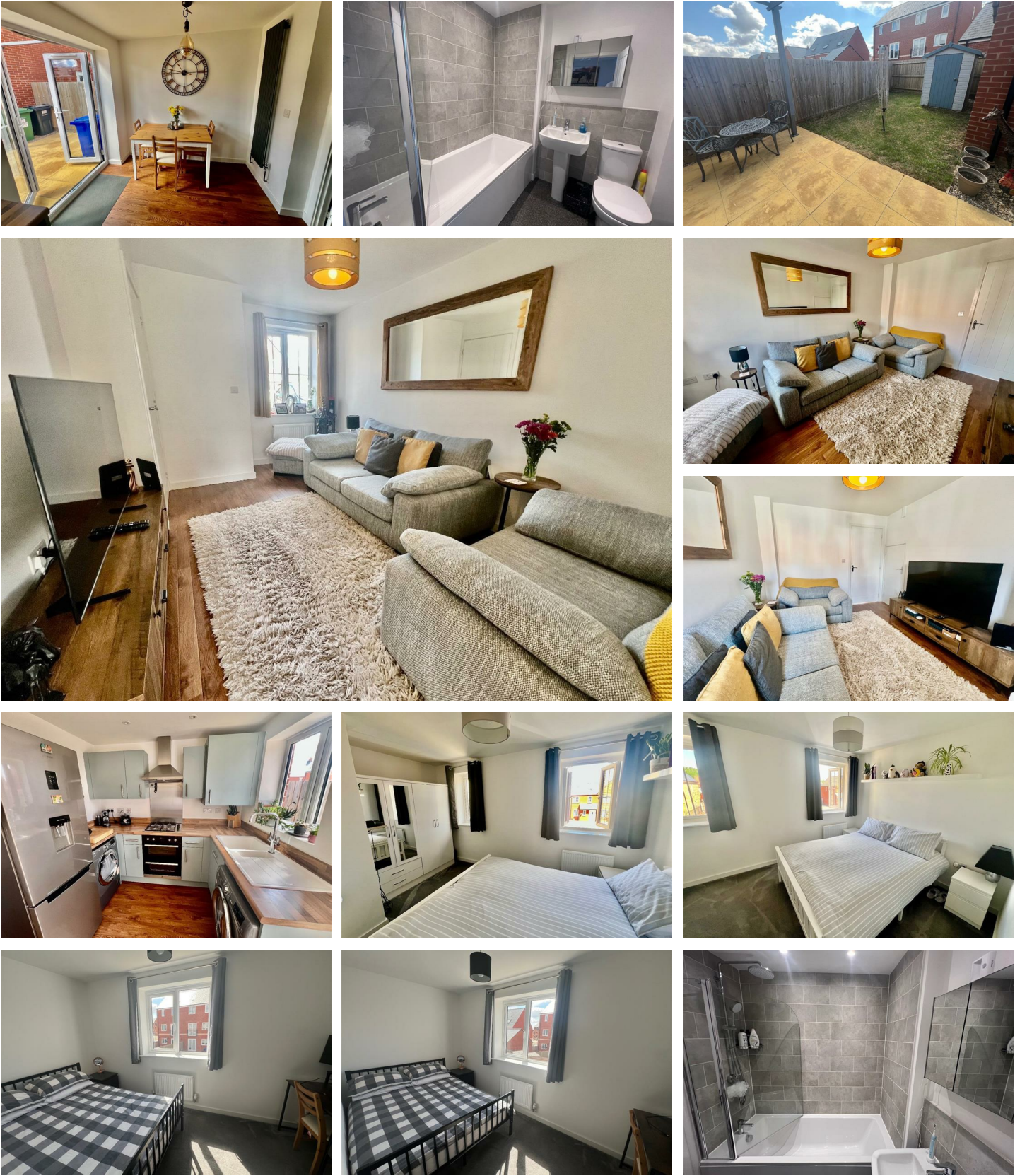
Comprising close coupled Wc, pedestal wash hand basin and panelled bath with screen and shower over, having tiled surrounds and radiator

OUTSIDE FRONT & PARKING

The front of the property offers off road parking for two vehicles with gravelled areas and path to entrance door and rear garden

OUTSIDE REAR

The rear garden has immediate extended patio stepping onto lawn garden with gravel areas and shed, the rear garden is enclosed by timer panelled fencing and brick perimeter



call to view 01536 418100

