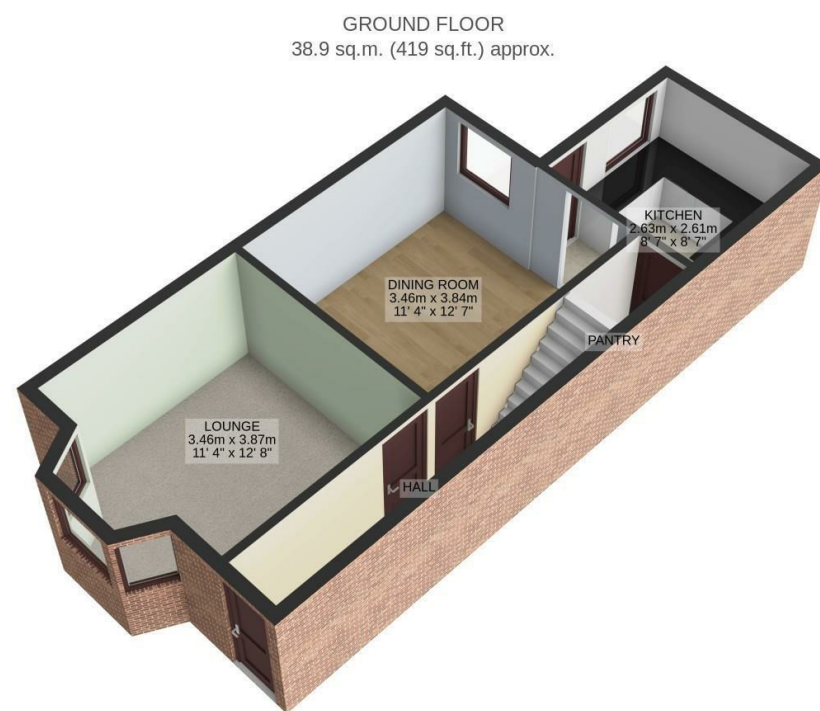


Gordon Street, Rothwell NN14 6BH



TOTAL FLOOR AREA : 76.8 sq.m. (827 sq.ft.) approx.



Gordon Street, Rothwell NN14 6BH

- Two double bedrooms
- Good size house & garden
- Well presented
- Two reception rooms

PRICE
£199,950

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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PRICE £199,950 FREEHOLD

****IN PERSON AND VIDEO VIEWINGS AVAILABLE **** A good sized TWO DOUBLE BEDROOM bay fronted Victorian terrace property with raised front court and larger enclosed rear garden. The house is Gas central heated and double glazed., with other benefits to include two separate reception rooms and spacious bathroom. The overall accommodation comprises Entrance Hall, Lounge/siting room , separate dining room and kitchen. The first floor offers the Landing, two double bedrooms and Bathroom. Outside is the aforementioned elevated front court and larger enclosed rear garden. Viewing is recommended.

ENTRANCE HALL

Enter via storm porch then obscure Upvc double glazed door with matching overhead screen. Wood striped doors to Lounge and separate Dining Room, stairs rising to first floor landing, single radiator.

LOUNGE/SITTING ROOM

10'6" x 10'11" (3.21m x 3.34m)
Walk in Upvc double glazed bay window to front, feature case iron fire place with tiled surrounds and wooden hearth, single radiator.

DINING ROOM

12'5" x 11'2" (3.81 x 3.41)
Upvc double glazed window to rear, ornate feature fireplace with paved grate, single radiator, doorway into Kitchen.

KITCHEN

8'5" x 8'6" (2.59m x 2.61m)
Upvc double glazed window to side, Upvc double glazed door to side leading into rear garden, a range of fitted kitchen units at base and eye level with complimentary work tops, tiling to all water sensitive areas, single bowl single drainer sink unit, built in stainless steel cooking facilities comprising a four ring gas hob, electric oven with extractor fan and hood above. Plumbing and space for automatic washing machine and door to under stairs storage cupboard/pantry.

LANDING

Wood striped flooring. Doors to two double bedrooms and bathroom, additional door to overhead storage cupboard.

BEDROOM ONE

14'9" x 10'5" (4.50 x 3.19)
Well proportioned double room with continuation of wood striped flooring, Upvc double glazed window to front, single radiator and built in wardrobes to one complete wall.

BEDROOM TWO

12'5" x 10'1" (3.79 x 3.08)
Double room with Upvc double glazed window to rear, single radiator and wood striped floor.

BATHROOM

Obscured double glazed window to side, three piece suite comprising of panelled bath with electric shower over, low level Wc and pedestal wash hand basin, tiling to all water sensitive areas, single radiator. Room incorporating the airing cupboard housing the wall mounted combination boiler and shelved storage space.

OUTSIDE FRONT

Elevated front court gravelled for low maintenance, steps to front entrance door and shared gated side access then timber gate into enclosed rear garden.

OUTSIDE REAR

Hard standing block paved area with additional steps to further blocked paved area, mainly laid to lawn with wooden fenced perimeter, brick built out building.



call to view 01536 418100

