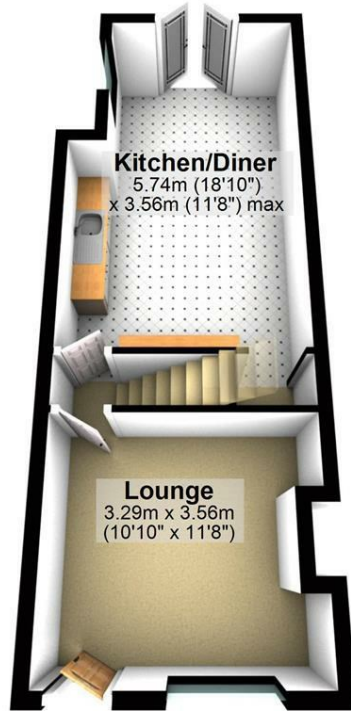
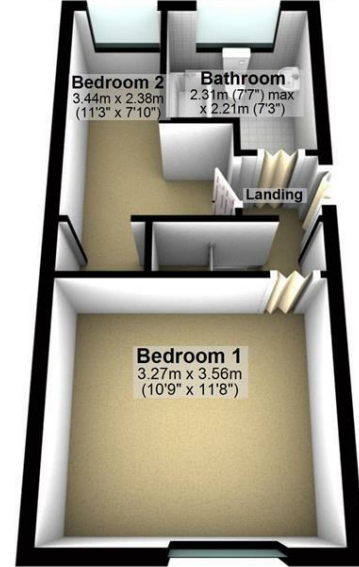


Ground Floor
Approx. 33.6 sq. metres (361.2 sq. feet)



First Floor
Approx. 26.9 sq. metres (289.6 sq. feet)



Total area: approx. 60.5 sq. metres (650.8 sq. feet)



43 New Street, Rothwell, NN14 6EU

£159,995

EXTENDED ! This well presented 2 bedroom end of terrace property is ideally located on a short walk away from Rothwell town centre and has been extended at the rear to create a spacious kitchen/dining area which measures over 18ft in length. Further benefits include: Gas radiator central heating, UPVC double glazing, modern bathroom and good sized rear garden. The accommodation on offer is as follows: Entrance into Lounge, Kitchen/diner, first floor landing, 2 bedrooms and bathroom. To the rear is a good sized garden which is mainly paved and has a timber storage shed.

CALL HAKWSBYS NOW TO ARRANGE YOUR VIEWING 01933 22 44 44

EPC Rating: E



Lounge
11'8 max x 10'10

Kitchen/Diner
18'10 x 11'8

First Floor Landing

Bedroom 1
11'8 x 10'9

Bedroom 2
11'3 x 7'10 max narrowing to 4'4

Bathroom
7'7 x 7'3



Tenure: Freehold
Council Tax Band: A

Viewing strictly by
appointment with
Hawksbys on 01933
224444

Agents Note: Hawksbys have not tested any apparatus, equipment, fitting or services and so cannot verify they are in working order. The Buyer is advised to obtain verification from their Solicitor or Surveyor.

Internal Photographs: If photographs are included showing the interior of a property, these are to show the layout, and purchasers should check to confirm whether any appliances are included in the purchase price.

Offer Procedure: To make an offer you will need to make an appointment with our Financial Advisor to be able to process your offer in the best possible light.

Floor Plans: The plans included in these details are provided for guidance purposes only to show the general layout of the property, they are in some instances NOT to scale.

Buying a house can be complex and stressful. We try very hard to make the transaction as smooth and as trouble free as possible for buyers by guiding them through the process at every stage, including helping them with their mortgage arrangements.

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR ANY OTHER LOANS SECURED ON IT.
Life Assurance usually required.

AGENTS NOTE: THE ICON ON THE MAP REPRESENTING THE PROPERTY DOES NOT SHOW IT'S EXACT POSITION IN RELATION TO THE ROAD OR CUL-DE-SAC.

Some of the photographs are taken with an extreme wide lens, as as 18mm, and in some circumstances make the rooms look larger than they are!

