



Otter Street, Rothwell **Freehold** £245,000

**Pattison
Lane**

Key Features

3 1 B B

- Located on a New Residential Development
- Three Bedroom Semi-Detached Home
- En Suite To Master Bedroom
- Downstairs Cloakroom
- Kitchen/Dining Room

Situated on a popular new residential development this three bedroom home is presented beautifully throughout. Highlights include off road parking for two cars, an en suite to the master bedroom, a ground floor cloakroom, a lounge and a kitchen/dining room. Viewing highly recommended.



ENTRANCE HALL

Reached via main front door. Stairs rising to first floor landing. Radiator.

CLOAKROOM

Suite comprising low level WC and wash hand basin. Radiator. Window to front aspect.

LOUNGE 12'3 x 14'4 max (3.73m x 4.36m)

Window to front aspect. Under stairs storage cupboard. Radiator.

KITCHEN/DINING ROOM 15'6 x 8'10 (4.72m x 2.69m)

Kitchen area - Window to rear aspect. Units to base and wall. Work surfaces incorporating one and a half bowl sink unit with copper style mixer tap over. Electric oven and gas hob with chimney style cooker hood over. Space for fridge/freezer. Plumbing and space for automatic washing machine. Inset spotlighting
Dining area - French doors giving access to rear garden. Radiator.

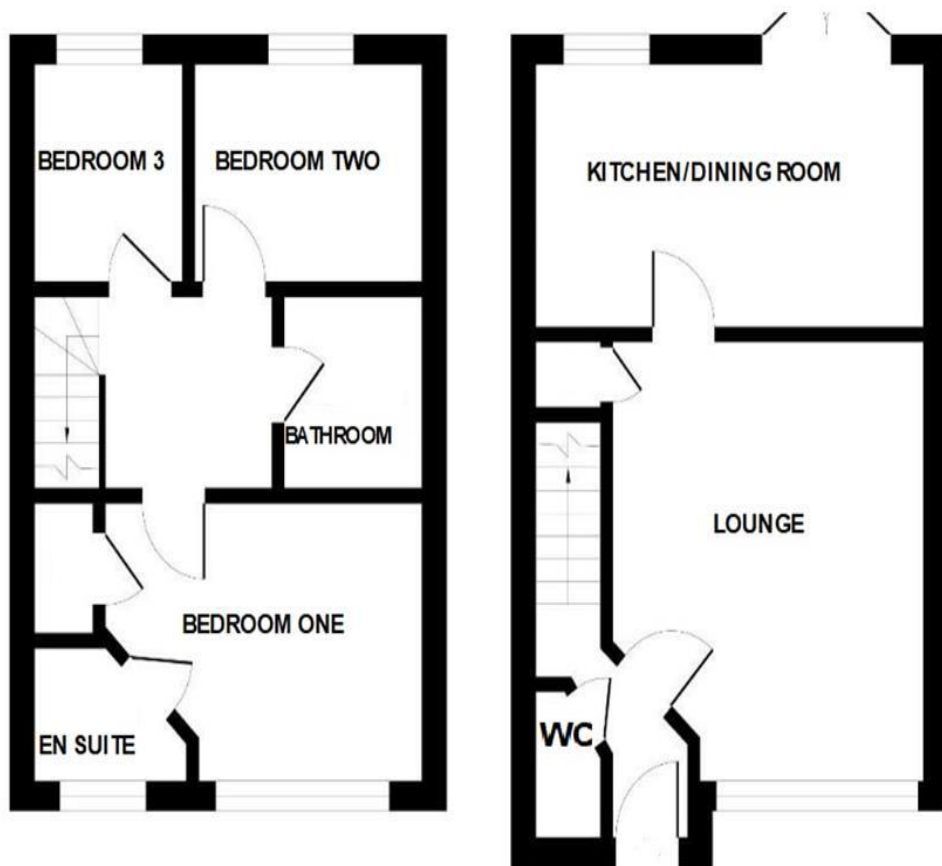
FIRST FLOOR LANDING

Access to loft space.

BEDROOM ONE 9'10 x 9'10 narrowing to 8'7 (2.99m x 2.99m narrowing to 2.61m)

Window to front aspect. Radiator. Over the stairs storage cupboard.





EN SUITE

Comprising shower enclosure, pedestal wash hand basin and low level WC. Extractor. Towel rail style radiator. Window to front aspect.

BEDROOM TWO 8'11 x 7'8 (2.71m x 2.33m)
Window overlooking rear garden. Radiator.

BEDROOM THREE 7'7 x 6'3 (2.31m x 1.90m)
Radiator. Window to rear aspect.

BATHROOM

Suite comprising panel bath, pedestal wash hand basin and low level WC. Extractor. Radiator. Frosted window to side aspect. Complementary ceramic tiling.

OUTSIDE

FRONT

Grass area with mature tree, decorative gravel and pathway to front door. Two parking spaces. Gated access to rear garden.

REAR GARDEN


Enclosed by fencing and laid to lawn with two paved patio areas, raised borders. Gated access to front.

To view this property call Pattison Lane on:
01536 430527

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