



**HENDERSON
CONNELLAN**
ESTATE AGENTS

Coronation Avenue, Rothwell

"Park Life"

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"Park Life"

This well-presented, two-bedroom terraced property is discreetly positioned a short walk from the heart of Rothwell, along with its amenities and selection of excellent restaurants. The interior has been recently renovated to a high standard and comprises open plan living with kitchen/dining areas and living room with attractive open fireplace. The shower room has been fitted with a gorgeous modern suite and upstairs you will find two double bedrooms. The property occupies a sizeable plot with off road parking, garage and gardens to both front and back enjoying picturesque views over the playing fields behind and countryside beyond that. A seriously impressive terraced home.

- Spacious and well-presented accommodation throughout
- Gas central heating
- UPVC double glazed windows
- Kitchen with a range of base level units, single drainer sink unit with mono bloc flexible tap inset to roll top worksurfaces, integrated oven and four ring ceramic hob with extractor, space for washing machine (negotiable) and tiled flooring
- Living/Kitchen/Dining room - open plan and light filled room with Welsh dresser and single bowl sink unit, space for American style fridge freezer and Lanordica wood fired stove (appliances and dresser negotiable) and useful under stairs storage spaces. There is also a working fireplace in the living room area

- Shower room - newly fitted with low level WC, twin wash hand basins with mono bloc tap and splash back, panel enclosed bathtub and ceramic tiled splash backs
- Upstairs there are two excellent double bedrooms with built in storage and gorgeous original pine flooring

To the front of the property is off road parking in front of the detached garage. There's also a private front garden which is neatly laid to lawn and with patio seating area. The rear garden enjoys fabulous views over the playing fields to the rear of the property and rolling countryside beyond that. The garden has both patio seating areas, neatly laid lawn and attractively planted beds.

Entrance Hall - 3.18m x 1.91m (10'5" x 6'3")

Living Room - 3.68m x 2.92m (12'1" x 9'7")

Kitchen/Dining Room - 3.89m x 3.45m (12'9" x 11'4")

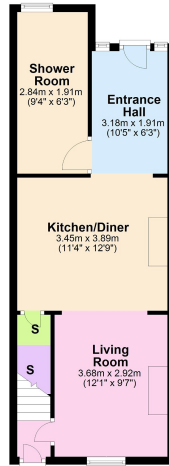
Shower Room - 3.58m x 1.91m (11'9" x 6'3")

Bedroom One - 3.94m x 3.51m (12'11" x 11'6")

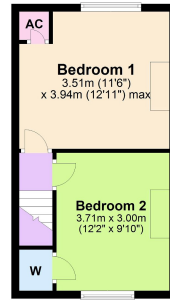
Bedroom Two - 3.71m x 3m (12'2" x 9'10")



Ground Floor



First Floor



Total area: approx. 69.0 sq. metres (742.2 sq. feet)

- Two Bedroom
- Terraced House
- Garage
- Off Street Parking
- Front and Rear Gardens
- Well Presented
- EPC RATING: D
- COUNCIL TAX: A



Disclaimer: These particulars do not form part of any offer or contract and should not be relied upon as statements or representations of fact. Any areas, measurements of distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.

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