



**HENDERSON
CONNELLAN**
ESTATE AGENTS

Ragsdale Street, Rothwell NN14

"A Stylish Habitat"

3 1 2



"A Stylish Habitat"

This stunning Victorian town house offers period proportions with a modern, up to date interior to include an entrance hall, living room with attractive feature fireplace flowing to the dining room. The contemporary kitchen has an integrated oven and hob with wood effect specialist flooring and a rear hall leads to the garden. The bathroom has a cool white suite and the three bedrooms are really good sizes. Gas central heating and mostly UPVC double glazing completes the inside. Outside the rear garden is a great size, well kept with a bespoke garden room ideal for a study, gym or bar. The heart of Rothwell with a wealth of amenities and great restaurants is within easy reach.

- Gas Central heating
- Mostly UPVC double glazed windows
- Entrance hall with wood effect specialist flooring in a Herringbone design, ornate archway, stairs rising to first floor, doors to:
 - Dining Room - a good sized room with wood effect flooring in a Herringbone design, opening to:
 - Living Room - with an attractive feature fireplace with timber mantle over.
 - Kitchen - with a range of base and eye level cupboards and drawers, single bowl, single drainer, rolled worksurface with recess for washing machine, space for fridge / freezer, integrated stainless steel oven and four ring gas hob with extractor over, wood effect specialist flooring.
 - Bathroom - suite comprising of low level WC, pedestal wash hand basin, panel enclosed bath with monoblock tap and shower attachment, ceramic tiled splash backs
- Upstairs the landing has period pine flooring and a useful storage cupboard, there are three bedrooms, all of which are good sizes. The master bedroom with twin build in wardrobes and period pine flooring.

Outside the rear garden features a cobbled courtyard area with a useful brick built storage cupboard. A timber decked area perfect for garden furniture. The garden is laid to lawn with a bespoke timber outbuilding great for those working from home, a garden room or Bar. Timber fencing encloses the garden with gated access to one side .





- Terraced Town House
- Three Bedrooms
- Two Reception Rooms
- UPVC Double Glazing
- Gas Central Heating
- Close to Amenities
- 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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