



**HENDERSON
CONNELLAN**
ESTATE AGENTS

Gladstone Street, Rothwell NN14

"Rooms with a View"

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"Rooms with a View"

This lovely cottage enjoys views to the back over the courtyard garden and playing fields to the back and of the Victorian designed and built school to the front, situated at the head of this desirable street, a moments walk from the heart of Rothwell with fabulous Restaurants, shops, cafes, bakers, butchers and a host of amenities. The well presented interior benefits from gas central heating and UPVC double glazed windows to include an entrance hall, living room with attractive feature fireplace flowing to the dining room with double doors out to the garden, the stylish, modern kitchen has an integrated oven and hob, fridge and washing machine, a pleasant place to wash up looking out over the garden and playing field beyond. Upstairs there are two double bedrooms and a modern, white bathroom complete with shower over bath. A quite exceptional home.

Gas central heating

Living Room - 3.1m x 3m (10'2" x 9'10")

Dining Room - 3.89m x 3.3m (12'9" x 10'10")

Kitchen - 2.9m x 2.24m (9'6" x 7'4")

Bedroom One - 4.19m x 3m (13'9" x 9'10")

Bedroom Two - 3.91m x 2.67m (12'10" x 8'9")

Bathroom - 2.9m x 2.29m (9'6" x 7'6")





Total area: approx. 71.3 sq. metres (767.2 sq. feet)

- Cottage
- UPVC Double Glazing
- Victorian Design
- Wonderful Views
- COUNCIL TAX: A
- Two Bedrooms
- Gas Central Heating
- Courtyard Garden
- EPC RATING: D



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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