



**HENDERSON
CONNELLAN**
ESTATE AGENTS

Coronation Avenue, Rothwell NN14

"Size and Seclusion"

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"Size and Seclusion"

This outstanding double house conversion creates an exceptional and versatile layout. Located on this popular tucked away spot just a short walk from the heart of Rothwell. There is off road parking for three cars in front and next to the detached single garage and space behind. The rear garden is a great size and overlooking the parkland and distant countryside views. The inside is immaculately presented and comprises kitchen, formal dining room, extensive living room complete with log burner and separate study/snug. The bathroom is well-appointed and there is also a shower room upstairs along with four bedrooms, all of which have built in storage.

An exceptional and rare opportunity to own a property of this size in this desirable location. Call us with any questions or to book a private viewing on 01536 417888.

Living Room - 7.37m x 3.99m (24'2" x 13'1")

Dining Room - 4.01m x 3.45m (13'2" x 11'4")

Snug - 3.71m x 3.07m (12'2" x 10'1")

Kitchen - 3.76m x 1.96m (12'4" x 6'5")

Bathroom - 3.76m x 1.78m (12'4" x 5'10")

Bedroom 1 - 4.01m x 3.53m (13'2" x 11'7")

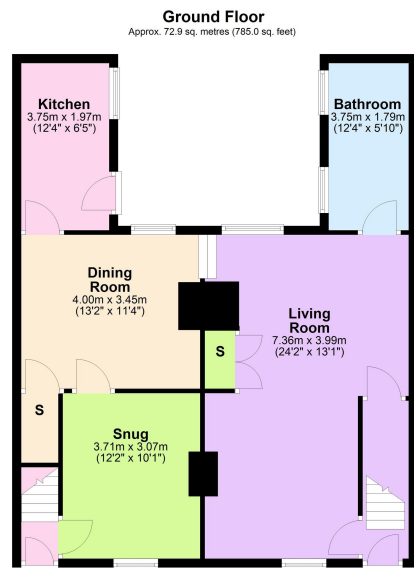
Bedroom 2 - 3.71m x 3.12m (12'2" x 10'3")

Bedroom 3 - 3.73m x 2.97m (12'3" x 9'9")

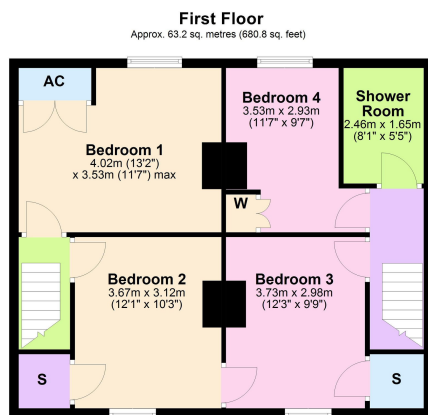
Bedroom 4 - 2.92m x 2.41m (9'7" x 7'11")

Bathroom - 2.46m x 1.65m (8'1" x 5'5")





Total area: approx. 136.2 sq. metres (1465.8 sq. feet)



- Highly desirable location
- Off road parking
- Detached garage
- Gardens to front and rear
- Four bedrooms
- Bathroom and Shower room
- Lovely views to rear
- Log burner
- COUNCIL TAX: C
- EPC RATING: E



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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