



Coronation Avenue, Rothwell **Freehold** £190,000

**Pattison
Lane**

Key Features



- Mid-Terraced Family Home
- Beautifully Presented Throughout
- Two Bedrooms
- Open-Plan Living / Dining Room
- Attic Room

Positioned discreetly behind a private setback on the sought-after Glendon Road, this beautifully presented two-bedroom mid-terrace home offers an exceptional blend of character and contemporary living.

Perfectly suited for first-time buyers, young families, or commuters, this property balances quiet residential charm with immediate access to Rothwell's vibrant market town amenities.

Located in the historic market town of Rothwell, you are just a short stroll from local independent shops, traditional pubs, and cafes. For the commuter, the property offers rapid access to major road links including the A14, connecting you to the wider Midlands with ease.



Stepping through the welcoming entrance hallway, you are led into an expansive open plan living and dining area. This seamless flow is bathed in natural light, creating a versatile space for both cozy evenings and hosting guests. The ground floor is completed by a well-appointed kitchen and a well finished family bathroom.

The first-floor hosts two generously proportioned double bedrooms, each finished to a high standard with decor that emphasizes a sense of calm and space.

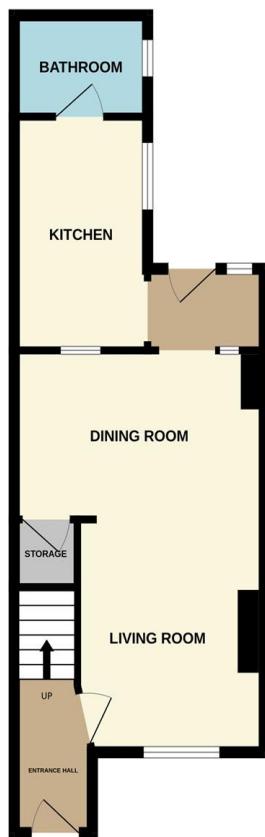
Ascend to the second floor to find a stunning attic. Brimming with natural light and impressive dimensions, this versatile room is ideal as a home office, hobby space, or a peaceful hideaway.

The exterior of the property is a rare find for a terrace. To the rear, enjoy a private, enclosed courtyard-perfect for a morning coffee. Beyond this lies a separate, meticulously maintained lawned garden, offering a lush outdoor escape for summer dining while the front of the property features a dedicated off-road parking space.

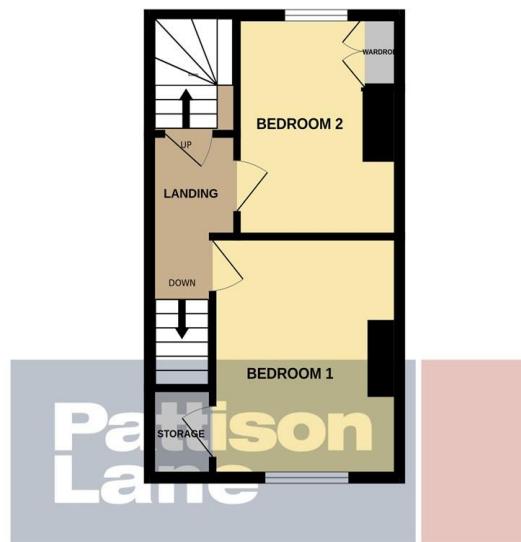
Viewings are highly advised to appreciate all this home has to offer!



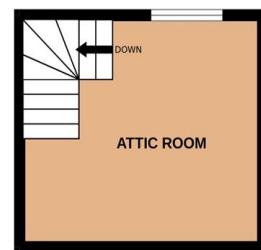
GROUND FLOOR



1ST FLOOR



2ND FLOOR



The accommodation comprises:

ENTRANCE HALL

LOUNGE / DINING ROOM 19'10 x 9'11 plus recess (6.04m x 3.02m)

KITCHEN 6'4 plus recess x 11'6 (1.93m x 3.50m)

BATHROOM 7' x 5' (2.13m x 1.52m)

FIRST FLOOR LANDING

BEDROOM ONE 11'6 x 11'11 (3.50m x 3.63m)

BEDROOM TWO 8'7 x 10'11 (2.61m x 3.32m)

SECOND FLOOR 11'6 x 12'11 (3.50m x 3.93m)

OUTSIDE

FRONT GARDEN / OFF ROAD PARKING

REAR GARDEN

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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