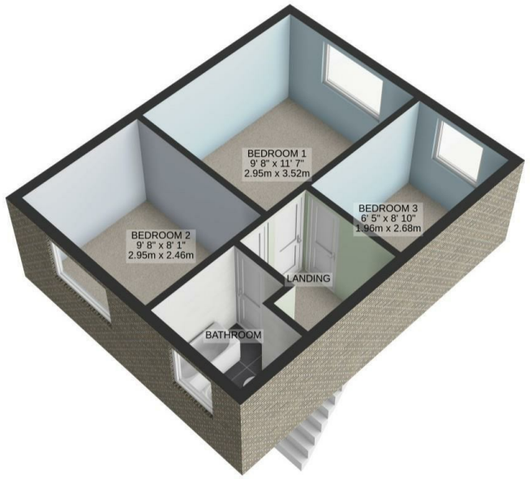
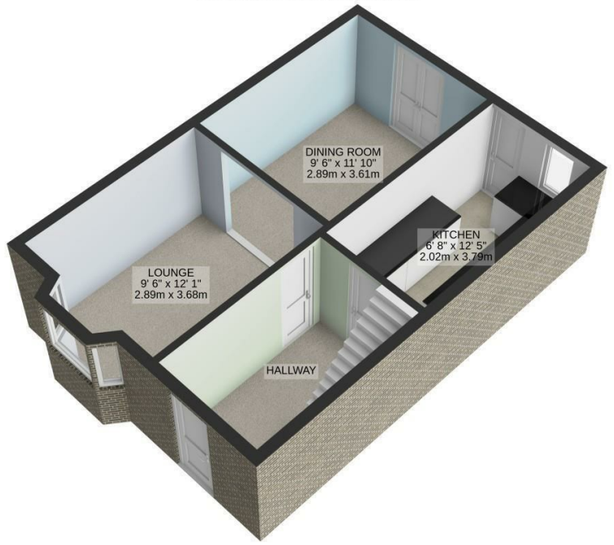
Stanley Street, Rothwell NN14 6EB

1ST FLOOR
316 sq.ft. (29.4 sq.m.) approx.



TOTAL FLOOR AREA : 689 sq.ft. (64.0 sq.m.) approx.

GROUND FLOOR
373 sq.ft. (34.6 sq.m.) approx.



Stanley Street, Rothwell NN14 6EB

- THREE BEDROOMS
- Two separate reception rooms
- Popular location
- Refitted high gloss kitchen
- Enclosed rear garden
- Viewing recommended

PRICE
£210,000
OFFERS OVER

All measurements are approximate and for guidance only. We have not tested any appliances, equipment, systems, or services and cannot confirm their condition or suitability. Buyers should not assume compliance with planning consents or current usage. Items are excluded unless expressly stated. Please contact us to verify anything of particular importance. Image Notice: Photographs may be digitally enhanced using AI to improve lighting, clarity, or presentation. No material property features are intentionally altered. Wide-angle lenses may also be used.

The Property Ombudsman

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SIMON & CO.
ESTATE AGENTS

Stanley Street, Rothwell NN14 6EB

PRICE £210,000 FREEHOLD

IN PERSON AND VIDEO VIEWS AVAILABLE Very well presented bay fronted THREE bedroom property. The house offers full gas central heating and Upvc double glazing with other benefits to include two separate reception rooms and refitted kitchen and bathroom suites. The overall accommodation comprises of entrance hall, Kitchen, Lounge with walk in bay window and separate Dining Room. The first floor provides three well proportioned bedrooms and L-shaped bathroom. Outside is an enclosed front court and larger enclosed rear garden.

ENTRANCE HALL

Via obscured Upvc double glazed panelled door with matching over head screen, stair case raising to first floor landing, double panelled radiator, under stairs storage, laminated wood block style flooring, door way to Kitchen and panelled door to Lounge/Sitting Room

LOUNGE/SITTING ROOM

9'10" min plus bay window x 11'7" (3m min plus bay window x 3.55m)
Continuation of laminated wood block style flooring, Upvc double glazed bay window to front, two double panelled radiators, original picture rails, built in storage cupboards and feature double door way to Dining room

DINING ROOM

10'2" x 11'11" (3.10m x 3.65m)
Continuation of laminated wood block style flooring, Upvc double glazed French doors offering out look and access to rear garden, double panelled radiator and original picture rails

KITCHEN

11'11" x 6'10" (3.65m x 2.10m)
Refitted high gloss, high and base level cupboard units with drawer space with work surface areas and surrounds, built in electric oven and four ring gas hob, extractor and hood over, one and half bowl single drainer stainless steel sink unit with mixer tap, plumbing for dishwasher and further appliance space for tall fridge/freezer, continuation of laminated wood block style flooring, Upvc double glazed doors and window offering outlook and access to rear garden, double panelled radiator, wood panelled ceiling with spot lights and refitted

LANDING

Having panelled doors to Three Bedrooms and Bathroom, loft hatch and storage recess,

DOUBLE BEDROOM ONE

11'11" x 11'7" (3.65m x 3.55m)
Having Upvc double glazed window to front, single panelled radiator

DOUBLE BEDROOM TWO

9'10" x 8'4" (3m x 2.55m)
Upvc double glazed window to front, built in double wardrobe providing clothes hanging and shelving space plus overhead storage, single panelled radiator

BEDROOM THREE

9'0" x 9'0" (2.75m x 2.75m)
Larger than average single room with Upvc double glazed window to rea rand single panelled radiator

BATHROOM

Recently refitted three piece suite comprising of close coupled Wc, pedestal wash hand basin and twin grip panelled bath with shower and screen over having complimentary tiled surrounds, obscured double glazed window to front and single panelled radiator

OUTSIDE FRONT

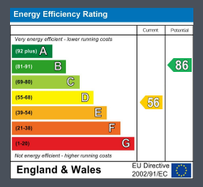
The front offers you a front court paved for low maintenance with path to entrance door with low level retaining brick wall, shared entry to side giving access to rear garden

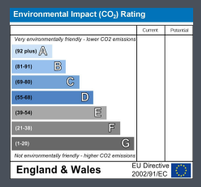
OUTSIDE REAR

The rear garden has immediate paved patio, brick built utility barn, the garden is laid to lawn with gravel borders for low maintenance and is enclosed by timber panelled fencing, outside tap

UTILITY BRICK BUILT BARN

offering plumbing for automatic washing machine, further appliance space and power and lighting connected





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