

The Avenue  
Rothwell  
NN14 6EY

£1,295 Per Month

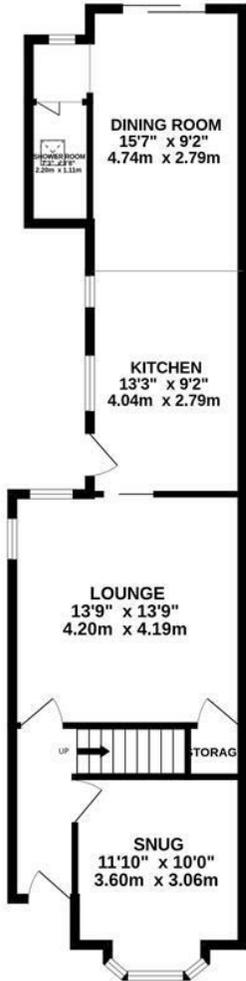


OSCAR JAMES

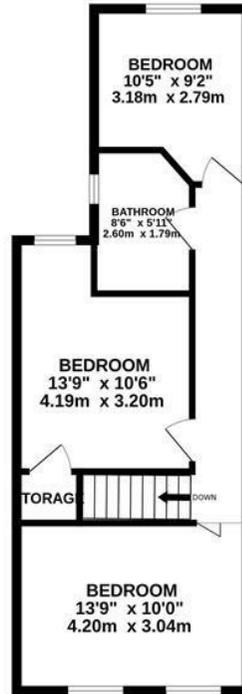
...expect excellence

# FLOOR PLANS

GROUND FLOOR  
671 sq.ft. (62.4 sq.m.) approx.



1ST FLOOR  
494 sq.ft. (45.9 sq.m.) approx.



TOTAL FLOOR AREA : 1166 sq.ft. (108.3 sq.m.) approx.

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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## AT A GLANCE...



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## WHAT'S GREAT?

A stunning period home with the definite WOW factor!

We are delighted to offer this fantastic DETACHED property which has been extensively improved internally making it a trendy and modern home with plenty of space both downstairs and up.

The ground floor accommodation consists of an entrance hall with original mosaic tiling, a cosy and beautifully decorated snug room to the front boasting exposed floorboards, bay window and feature fireplace. To the rear there is an additional reception room which is dual aspect, boasting parquet flooring, and gives access to the spacious kitchen/diner/family room with patio doors leading out the garden. The kitchen has a country feel with space for white goods, plenty of storage and space for a large dining table making this the real hub of the home. In addition, on the ground floor there is a storage area and shower room with WC and sun tunnel.

Upstairs to the first floor, all three bedrooms are large doubles and the family bathroom is an excellent size with bath and shower over, and with an exposed chimney breast feature wall.

Outside there is a courtyard area to the front and gated access to the rear. The back garden is a great size, fully enclosed, sunny, mainly laid to lawn with seating areas, flower beds and shrub borders.

\*\*\* Offered to the market PART FURNISHED and AVAILBLE APRIL \*\*\*

Council Tax Band: C  
EPC Rating: D

...expect excellence



# SELLER'S SECRET

We have loved living here and if we could pick our home up and move it we would! However, our families ties are pulling us back to the seaside which is the reason for our move.



## Why we like it....

A beautifully kept home, with great space and a abundance of character. We don't expect this to be on the market for very long! Call us to book your appointment to view so as to avoid missing out!

# OSCAR JAMES

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To buy or not to buy....

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