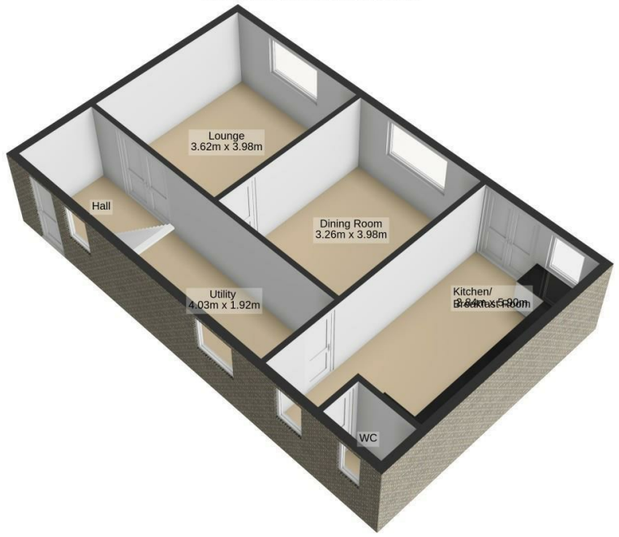
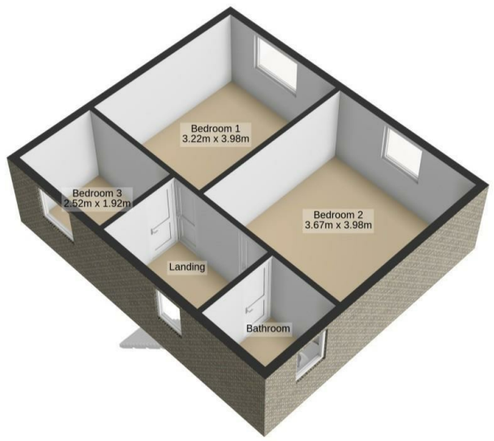
Elizabeth Road, Rothwell NN14 6AJ

Ground Floor
618 sq.ft. (57.4 sq.m.) approx.



1st Floor
437 sq.ft. (40.6 sq.m.) approx.



Total Floor Area : 1055 sq.ft. (98.0 sq.m.) approx.



Elizabeth Road, Rothwell NN14 6AJ

- OFF ROAD PARKING for SIX or more cars
- Good sized corner plot
- Three bedrooms
- Two separate reception rooms
- Extended Kitchen/Breakfast room
- Guest WC

PRICE
£230,000
OFFERS IN EXCESS OF

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.

23 High Street, Rothwell
01536 418100
info@simonac.co.uk
simonac.co.uk

SIM&N & CO.
ESTATE AGENTS

Elizabeth Road, Rothwell NN14 6AJ

PRICE £230,000 FREEHOLD

IN PERSON AND VIDEO VIEWINGS AVAILABLE Extended three good sized bedrooms semi-detached house occupying a large corner plot and therefore offering gravelled off road parking for c. SIX or more vehicles and a good sized enclosed rear garden. The accommodation comprises entrance hall, Lounge, separate Dining Room, Utility room, guest WC and extended Kitchen/Breakfast room. The first floor offers three bedrooms and bathroom. Outside is the aforementioned ample off road parking and enclosed rear garden.














ENTRANCE HALL

Via obscured double glazed panelled door, stair case raising to first floor landing, laminated wood block style flooring, Upvc double glazed window to front, double panelled radiator, double doors to Lounge/Sitting Room and further panelled door to Utility Room

UTILITY ROOM

13'1" x 6'2" (4m x 1.9m)
Having work tops with tiled surrounds and base cupboards, breakfast bar area, stainless steel one and half bowl single drainer sink unit with mixer tap, appliance space to include plumbing for automatic washing machine plus further appliance space, door Upvc double glazed window front and wall mounted combination boiler, walk through to Kitchen/Breakfast Room

KITCHEN/BREAKFAST ROOM

10'9" min plus recess x 9'4" (3.3m min plus recess x 2.85m)
A range of refitted high gloss, high and base level cupboard units with drawer space and work tops having tiled surrounds, central island, four plate electric hob with electric oven and grill below having extractor fan above, stainless steel single bowl single drainers ink unit, Upvc double glazed window to front, Upvc double glazed French doors offering outlook and access to rear garden plus obscured double glazed window to rear, double panelled radiator, panelled door to Cloakroom/Wc

CLOAKROOM/WC

Refitted close coupled Wc with wash hand basin, radiator and obscured Upvc double glazed window to front

LOUNGE/SITTING ROOM

13'1" x 11'9" (4m x 3.6m)
Having Upvc double glazed window to rear, double panelled radiator and panelled door to Dining Room

DINING ROOM

10'5" x 13'1" (3.2m x 4m)
Currently being used as a bedroom having Upvc double glazed window to rear and double panelled radiator, panelled wall, built in two double wardrobes providing clothes hanging and shelving space

LANDING

Having panelled doors to Three Bedrooms and Bathroom, Upvc double glazed window to front and loft hatch

BEDROOM ONE

10'11" x 11'9" (3.35m x 3.6m)
Having Upvc double glazed window to rear, built in storage cupboard with over head storage space and double panelled radiator

BEDROOM TWO

13'1" x 11'11" (4m x 3.65m)
Having Upvc double glazed window to rear, built in storage cupboard with over head storage space and double panelled radiator

BEDROOM THREE

6'6" min plus storage cupboard x 8'8" (2m min plus storage cupboard x 2.65m)
Good size third bedroom having Upvc double glazed window to front, double panelled radiator, dado rails and built in over stairs cupboard offering storage space

BATHROOM

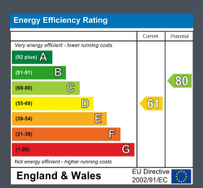
Three piece suite comprising of close coupled Wc, pedestal wash hand basin and panelled bath with shower over, obscured Upvc double glazed window to side, heated chromed heated towel rail/radiator and extractor fan

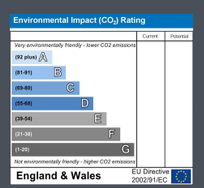
OUTSIDE FRONT

The front and the side offers gravelled parking for several vehicles and further concrete hard standing offering further parking, path to entrance door and gated access to rear garden

OUTSIDE REAR

Having immediate paved patio stepping onto a mainly laid to lawn garden leading to further gravel area with shed, the rear garden is enclosed by panelled fencing





call to view 01536 418100

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