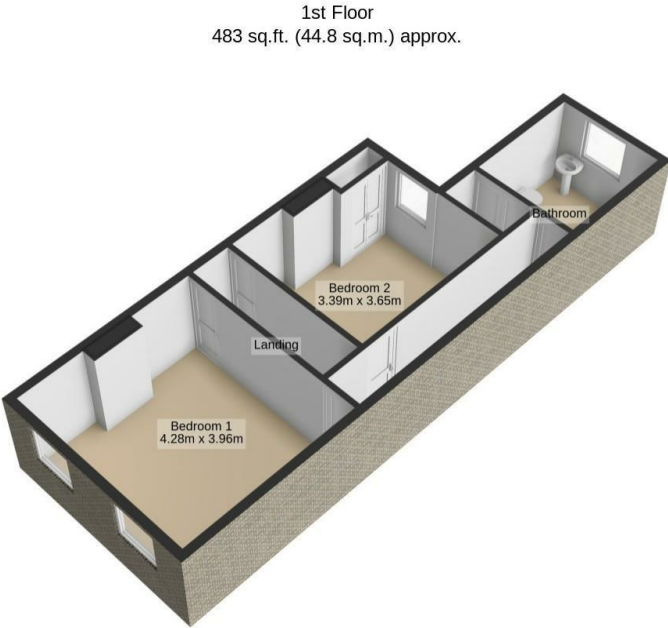
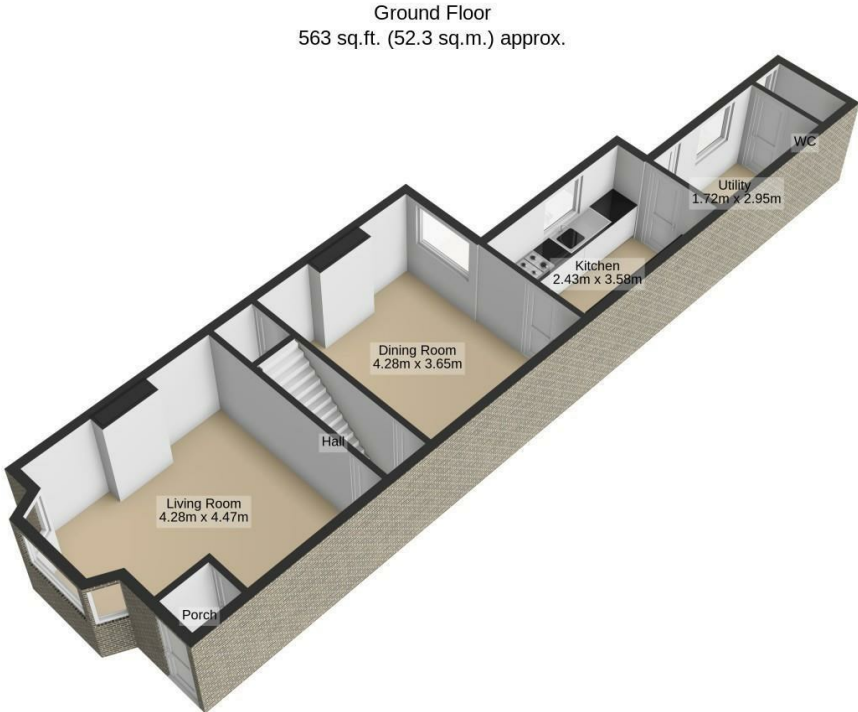


# Cecil Street, Rothwell NN14 6EZ



Total Floor Area : 1046 sq.ft. (97.2 sq.m.) approx.



## Cecil Street, Rothwell NN14 6EZ

- Two Double bedrooms
- South facing rear garden
- Two reception rooms
- Re-fitted Kitchen
- Separate Utility
- Cloakroom W.C
- Re-fitted Bathroom
- Viewing recommended

PRICE  
£215,000

We would like to point out that all measurements set out in these sales particulars are approximate and are for guidance only. We have not tested any apparatus, equipment, systems or services etc. And cannot confirm that they are in full or efficient working order or fit for their purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), gas fires or light fittings, or any other fixtures not expressly included form any part of the property being offered for sale. While we endeavor to make our sale details accurate and reliable, if there is any point which is of particular importance to you, please, contact us and we will be pleased to confirm the position for you. Wide angled lens may have been used on all photography.



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**\*\*IN PERSON AND VIDEO VIEWINGS AVAILABLE\*\*** Outstanding and larger than average TWO DOUBLE bedroom bay fronted home with front court and South Aspect rear garden Immaculately presented throughout, gas central heated with contemporary victorian style radiators and Upvc sash style double glazed. Entrance Porch, Lounge/sitting room with open cast iron file place. separate Dining room with wood burner, re-fitted kitchen, Utility room and separate E.C. Landing to two double bedrooms, both of which ging access to inner landing leading to re-fitted Bathroom with Shower over. Frontcourt and pleasant enclosed rear garden and brick outbuilding/store.

ENTRANCE PORCH

Via panelled door with further panelled door to Lounge/Sitting Room

LOUNGE/SITTING ROOM

13'10" x 13'0" (4.22m x 3.98m )  
Having Upvc double glazed window of sash design to front having radiator under, cast iron grate open fire, further radiator, laminated wood block style flooring and panelled door to Inner Hall

INNER HALL

Having staircase rising to first floor landing, further door to Separate Dining Room

DINING ROOM

14'0" x 11'10" (4.28m x 3.63m )  
Having feature wood burner having slate hearth and display mantel, Upvc double glazed window to South facing rear garden, radiator and ceiling coving, door to under stairs shelved cupboard, door to refitted Kitchen

KITCHEN

11'10" x 8'1" (3.61m x 2.48m )  
Offering a range of high and base level cupboard units with worktops having tiled surrounds, one and half bowl single drainer sink unit with mixer tap, integrated dishwasher and space for American style fridge/freezer and space for range cooker, Upvc double glazed window to side, panelled door to Rear Lobby/Utility Room

REAR LOBBY/UTILITY ROOM

9'9" x 5'6" (2.99m x 1.70m )  
Having Upvc double glazed window and door to side giving access to rear garden, further appliance space including area for tumble dryer and plumbing for automatic washing machine, further range of base level cupboard units with worktops and panelled door to Cloakroom/Wc

CLOAKROOM/WC

Comprising of refitted Wc and wash hand basin, opaque double glazed window to side

LANDING

Having panelled doors to Two Double Bedrooms, loft hatch

DOUBLE BEDROOM ONE

15'8" 11'11" (4.78m 3.64m )  
Having two Upvc double glazed window of sash design to front, radiator, further panelled door to Inner Lobby

DOUBLE BEDROOM TWO

12'7" x 11'11" (3.84m x 3.65m )  
Having Upvc double glazed window to rear, single panelled radiator, over stairs storage cupboard and door to Inner Lobby

INNER LOBBY

Having door to Family Bathroom

FAMILY BATHROOM

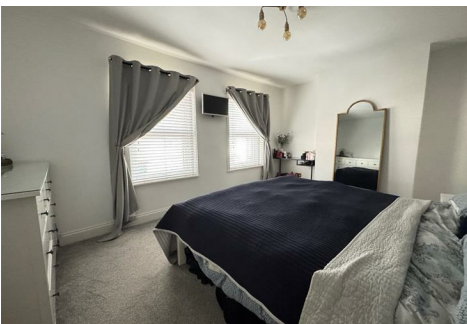
8'8" x 7'10" (2.66m x 2.41m )  
Refitted three piece suite comprising of close coupled Wc, inset vanity wash hand basin with cupboards under and panelled bath with shower and screen over, opaque double glazed window to rear, inset ceiling spotlights and built in double cupboard offering storage space

OUTSIDE FRONT

The front has front court with path to entrance porch

OUTSIDE REAR

The rear garden is an additional feature to the property enjoying a South facing aspect being mainly laid to lawn with flagstone patio with gravel borders, enclosed by timber fencing having a brick built storage shed



call to view 01536 418100

