







Gladstone Street, Rothwell NN14 6ER

- FOUR bedrooms
- Two separate reception rooms
- Close to the town centre, shops and schools
- Low maintenance rear garden
- Viewing is recommended

PRICE
£225,000
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

Gladstone Street, Rothwell NN14 6ER

PRICE £225,000 FREEHOLD

**IN PERSON AND VIDEO VIEWINGS AVAILABLE OF PROPERTY ** Spacious FOUR bedroom bay fronted semi detached house arranged over three floors, situated close to the town centre and ideally located for the shops and local schools. The property is both gas central heated and Upvc double glazed with other benefits to include two separate reception rooms and a low maintenance rear garden. The overall accommodation comprises entrance porch, entrance hall, Lounge with bay window, separate dining room being open plan to the kitchen and small utility space. The first floor offers two bedrooms and bathroom and the second floor provides two further double bedrooms. Outside is the aforementioned low maintenance rear garden. Viewing is recommended.

ENTER
Via obscured Upvc double glazed door and glazed/timber door to Entrance Hall

ENTRANCE HALL
Having single panelled radiator, laminated wood block style flooring, stair case raising to first floor landing, panelled doors to Lounge/Sitting Room and Dining Room

LOUNGE/SITTING ROOM
11' x 10' (3.35m x 3.05m)
Having Upvc double glazed bay window to front with window seat, single panelled radiator, dado rails and ceiling coving, built in storage cupboards with display mantels and shelving above, Ornate feature fire place with display mantel and tiled hearth and grate

DINING ROOM - OPEN PLAN TO KITCHEN
14'6 x 12'7 (4.42m x 3.84m)
Generous size room with Upvc double glazed window to rear, double panelled radiator, dado rails and ceiling coving, part panelled walls and under stairs cupboard, leading to open plan kitchen via archway having high and base level cupboard units with work surface areas, electric cooker point, one and half bowl stainless steel single drainer sink unit with mixer tap, laminated wood block style flooring, obscured double glazed door and Upvc double glazed window to rear garden, part exposed brick wall with doorway to Utility Area

UTILITY AREA
Work surface area with appliance space to include plumbing for automatic washing machine, continuation of laminated wood block style flooring Upvc double glazed window to rear and wall mounted boiler

FIRST FLOOR LANDING
Having panelled doors to Two Double bedrooms, stair case raising to second floor landing and single panelled radiator

BEDROOM ONE
14'6 x 12'7 (4.42m x 3.84m)
Double Bedroom having Upvc double glazed window to front and single panelled radiator

BEDROOM FOUR
8'4 x 7'4 (2.54m x 2.24m)
Having Upvc double glazed window to rear and single panelled radiator

BATHROOM
Three piece suite comprising of panelled bath with wall mounted shower over, close coupled Wc and pedestal wash hand basin, complementary tiling to walls, single panelled radiator, airing cupboard with hot water cylinder and slated shelving

SECOND FLOOR LANDING
Having panelled doors to Two Further Bedrooms and loft hatch

BEDROOM TWO
14'6 x 11'4 (4.42m x 3.45m)
Double Bedroom having Upvc double glazed window to front and single panelled radiator

BEDROOM THREE
14'6 x 12'7 (4.42m x 3.84m)
Double Bedroom having two Upvc double glazed windows to rear and single panelled radiator

OUTSIDE REAR
The rear offs a small flagstone patio leading onto decking area designed for low maintenance, the rear garden is enclosed by timber panelled fencing, outside tap - shared access over number 15



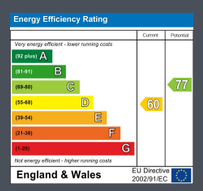


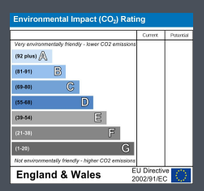






call to view 01536 418100





SIM&N & CO.
ESTATE AGENTS