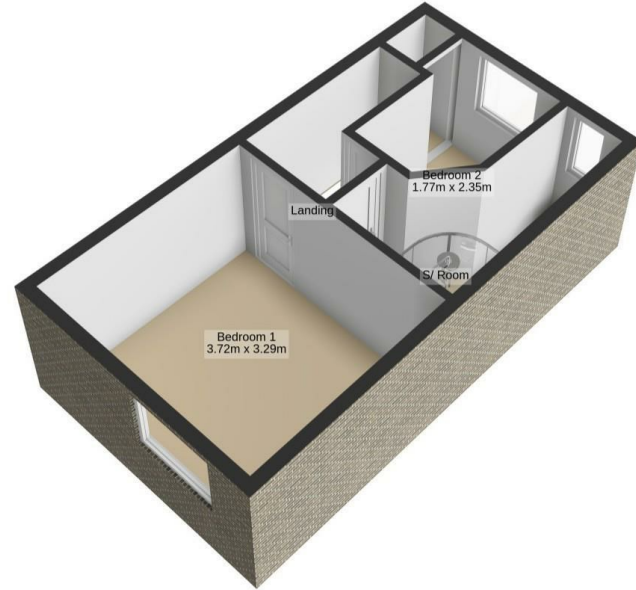


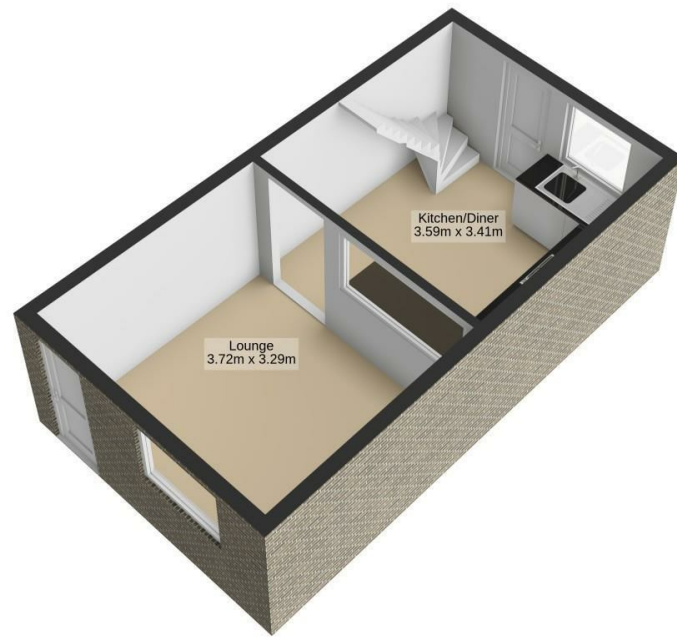
Well Lane, Rothwell NN14 6DQ

1st Floor
259 sq.ft. (24.0 sq.m.) approx.



Total Floor Area : 511 sq.ft. (47.5 sq.m.) approx.

Ground Floor
252 sq.ft. (23.4 sq.m.) approx.



Well Lane, Rothwell NN14 6DQ

- One Double bedroom PLUS STUDY/COT ROOM
- No Chain
- Gas Central heated
- Double glazed
- Close to Town Centre
- Requires work yet good potential

PRICE
£140,000
CHAIN FREE

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 **** offered with No Chain is this One Double bedroom PLUS STUDY/COT ROOM stone and brick terrace house with small court year garden ideally located near to town centre. The property offers scope for improvement, which is mostly cosmetic with great protentional. Entrance door into Lounge/sitting room, Kitchen/breakfast area and landing to One bedroom, a possible 'small' 2nd bedroom or Study/Cot room, re-fitted Shower room. Rear Garden with timber shed

ENTER

Via composite double glazed panelled door opening to Lounge/Sitting Room

LOUNGE/SITTING ROOM

11'10" x 7'11" (3.62m x 2.42m)
Having Upvc double glazed window to front, fire surround, laminated wood lock style flooring and double panelled radiator, doorway and step up to Kitchen/Breakfast Room

KITCHEN/BREAKFAST ROOM

7'6" min x 11'5" max into understairs area (2.3m min x 3.5m max into understairs area)
Having a range of high and base level cupboard units with drawer space and work tops with tiled surrounds, oven and four ring gas hob with extractor fan, one and half bowl single drainer sink unit, appliance spaces, double glazed window and opaque double glazed door offering outlook and access to rear garden, double panelled radiator, tiled floor, stair case raising to first floor landing

LANDING

Having panelled doors to One Double Bedroom, refitted Shower Room and Study/Box Room

DOUBLE BEDROOM ONE

11'10" x 10'8" (3.63m x 3.26m)
Having Upvc double glazed window to front and single panelled radiator

BOX ROOM/STUDY

7'3" max x 4'11" (2.21m max x 1.5m)
Having double glazed window to rear, single panelled radiator and over stairs alcove housing boiler

SHOWER ROOM

Refitted three piece suite comprising of shower cubicle, vanity wash hand basin with cupboards under and Wc, wood panelling to walls and opaque double glazed window to rear, extractor fan and single panelled radiator

OUTSIDE REAR

The property has a small court yard rear garden and timber shed

