



Nunnery Avenue, Rothwell NN14 6JJ

- Three bedroom
- AVAILABLE FROM END OF AUGUST 2026
- Off Road Parking x 2
- Gas central heated
- Double glazed
- Good size rear garden

PRICE
£975
PCM

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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AVAILABLE FROM END OF AUGUST 2026 - ** IN PERSON AND VIDEO VIEWINGS AVAILABLE ** Well presented THREE BEDROOM semi-detached house with double parking and larger than average rear garden. Gas central heated and double glazed. Entrance Hall, Lounge/sitting room, kitchen, inner lobby and Bathroom (ground floor). Landing to three bedrooms.

ENTRANCE HALL

Via opaque leaded double glazed panelled door, stair case raising to first floor landing, single panelled radiator and panelled door to Lounge/Sitting Room

LOUNGE/SITTING ROOM

13'6" max x 12'1" (4.13m max x 3.7m)
Having double glazed window to front and double panelled radiator, built in cupboard units, tiled fire surround and panelled door to Kitchen

KITCHEN

10'5" x 8'4" (3.18m x 2.55m)
Offering a range of high and base level cupboard units, work surface areas and tiled surrounds, single drainer sink unit, appliance space with gas/electric cooker point as well as plumbing for automatic washing machine, single panelled radiator, double glazed window offering outlook access to rear garden and door, further door to Inner Lobby

INNER LOBBY

Having window to side and further door to Bathroom

BATHROOM

Comprising panelled bath with mixer tap with shower attachment, wash hand basin and Wc, double panelled radiator, tiled floor and opaque double glazed window to side and rear

LANDING

Having doors to Three Bedrooms, loft hatch and double glazed window to side

BEDROOM ONE

14'10" max x 9'10" (4.54m max x 3m)
Having double glazed window to front, single panelled radiator and ornate cast iron fire surround, over stairs cupboard

BEDROOM TWO

10'9" x 8'6" (3.30m x 2.6m)
Having double glazed window to rear, single panelled radiator and shelved cupboard

BEDROOM THREE

8'0" x 7'8" (2.44m x 2.35m)
Having double glazed window to rear and radiator

OUTSIDE FRONT

The property offers off road parking for two vehicles side by side, pathway and side gate to rear

OUTSIDE REAR

The rear garden offers slab patio area stepping onto mostly grassed garden with central path and is enclosed via panelled fencing



call to view 01536 418100

