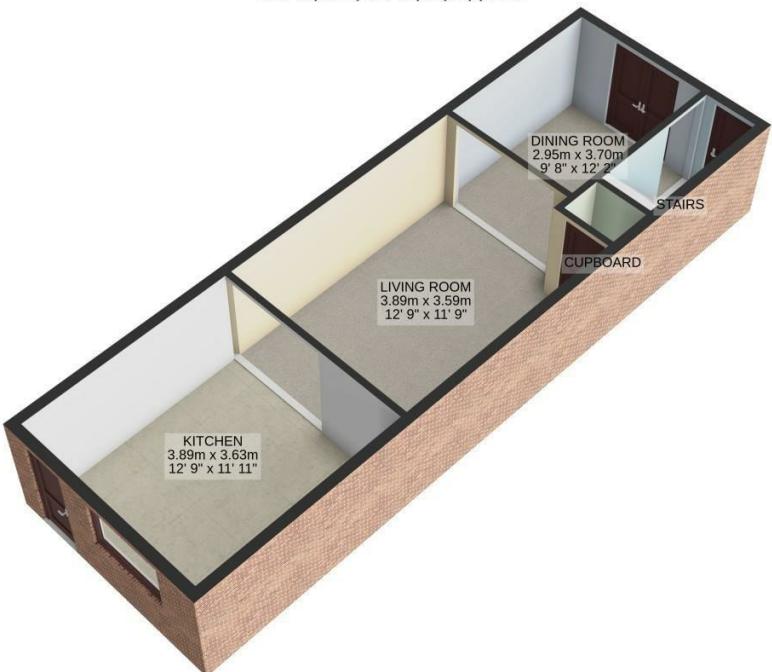


Coronation Avenue, Rothwell NN14 6DG

GROUND FLOOR
45.3 sq.m. (488 sq.ft.) approx.



1ST FLOOR
30.0 sq.m. (323 sq.ft.) approx.



TOTAL FLOOR AREA : 75.3 sq.m. (811 sq.ft.) approx.

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.



Coronation Avenue, Rothwell NN14 6DG

- Off road parking for Several Vehicles
- Two separate reception rooms
- Impressive Kitchen/breakfast room with integrated appliances
- Wood Burner
- Close to town centre
- Viewing recommended Offering South Facing Rear Garden

PRICE
£193,995
OFFERS IN EXCESS
OF

**IN PERSON AND VIDEO VIEWINGS AVAILABLE OF PROPERTY ** Offered for sale is this well presented two bedroom terrace property situated set back from the roadside and offering OFF ROAD PARKING for three cars. The house is gas central heated and Upvc double glazed with other benefits to include an impressive kitchen/breakfast room and two further reception rooms. The overall accommodation comprises Kitchen/Breakfast room with integrated appliances, Belfast sink and range cooker, sitting room with wood burner and a separate dining/family area. the first floor offers two bedrooms and bathroom. Outside is the aforementioned off road parking to front and a part decked part lawn enclosed South Facing rear garden. Viewing is a must.

ENTER

Via obscured Upvc double glazed composite door into open plan Kitchen/Breakfast Room

KITCHEN

12'9" x 11'10" (3.89m x 3.63m)

Offering a comprehensive range of refitted high and base level cupboard units with drawer space and work surface areas with matching splash backs and further display cupboards , Belfast sink unit with mixer tap, Upvc double glazed window to front, tiled floor, integrated appliances to include dishwasher, fridge/freezer and range master five ring burner and hot plate with oven below and hood over, breakfast base area. ceiling coving and spot lights, walk through to open plan Lounge/Sitting Area

LOUNGE/SITTING ROOM

12'9" x 11'9" (3.89m x 3.59m)

Having Victorian style exposed brick feature fire surround with tiled hearth and grate with dual fuel wood burner. Laminate wood block flooring, double panelled radiator, partitioned door to under stairs storage cupboard, ceiling coving and arched walk way to open plan Dining Area

DINING ROOM

9'8" x 12'1" (2.95m x 3.70m)

Having further cast iron Victorian style feature fire surround with display mantel and tiled hearth and housing open plan fire (does not use), double panelled radiator, Upvc double glazed French doors offering outlook and access to south facing rear garden, ceiling coving panelled door to Inner Hall

INNER HALLWAY

Having Upvc double glazed door to rear garden and stair case raising to first floor landing

LANDING

Having panelled doors to Two Bedrooms and Re-fitted Bathroom

BEDROOM ONE

12'0" x 9'6" (3.68m x 2.92m)

Having Upvc double glazed window to rear having roof top views towards countryside, single panelled radiator, dado rails and over stairs storage cupboard

BEDROOM TWO

8'7" x 6'11" (2.63m x 2.13m)

With Upvc double glazed window to front having single panelled radiator under

BATHROOM

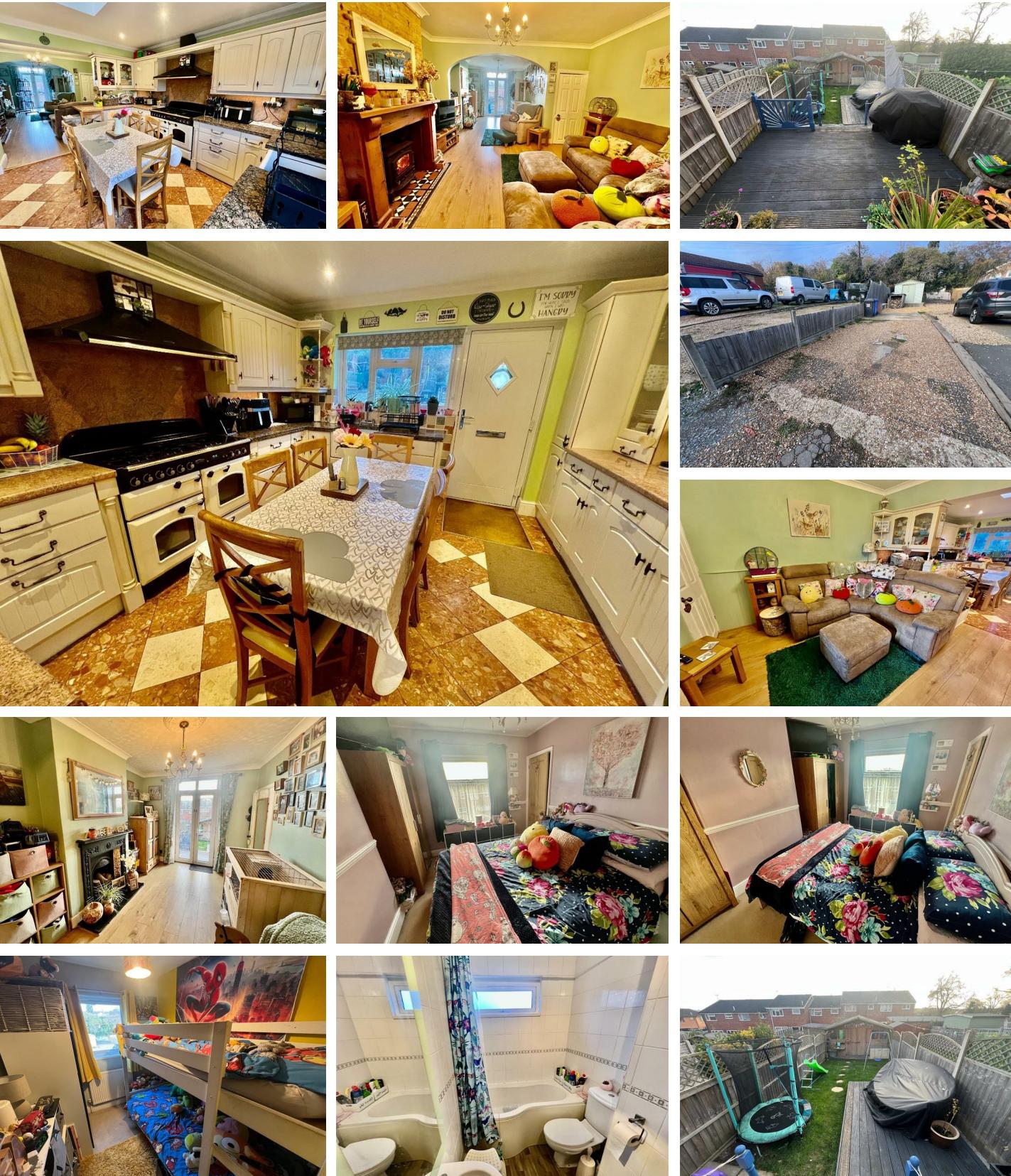
Refitted three-piece suite comprising pedestal wash hand basin, close coupled WC and panelled bath with shower over, tiling to walls and opaque Upvc window to front, wall mounted heated towel rail/radiator and built in airing cupboard housing boiler and shelving, loft hatch

OUTSIDE FRONT

The front offering gravel driveway/parking for several vehicles, wood store and raised storage shed and being part enclosed by timber panelled fencing and hedge row

OUTSIDE REAR

The rear garden is private and enclosed being South Facing and comprising of raised decking area and stepping down to further decking area following onto lawn garden leading down to large storage shed with power and lighting connected with private door to alleyway from the end of the garden leading to recreation ground , the garden is enclosed by timber panelled fencing



call to view 01536 418100

