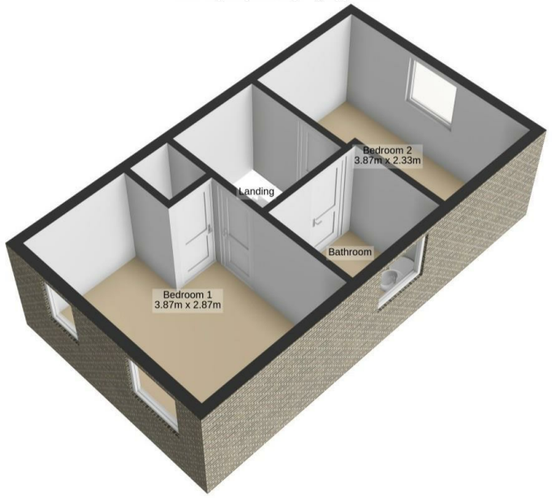
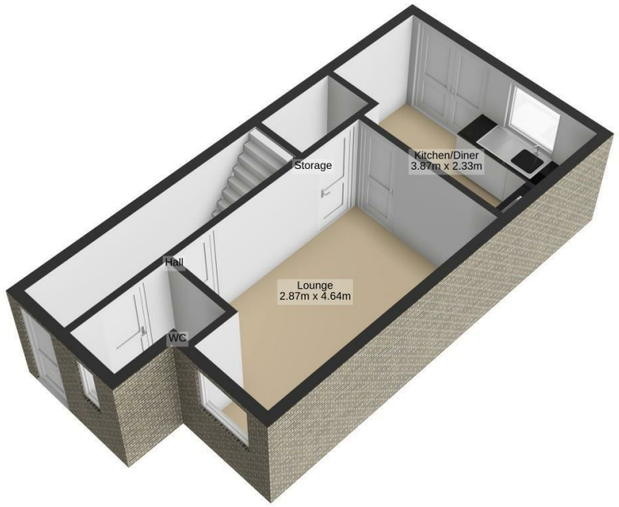
Otter Street, Rothwell NN14 6FX

1st Floor
290 sq.ft. (27.0 sq.m.) approx.



Total Floor Area : 604 sq.ft. (56.1 sq.m.) approx.

Ground Floor
313 sq.ft. (29.1 sq.m.) approx.



Otter Street, Rothwell NN14 6FX

- Two double bedrooms
- **CALL FOR VIDEO VIEW OR IN PERSON VIEWING **
- NO CHAIN
- Off road parking for two
- Guest WC
- Larger than average enclosed rear garden

PRICE
£225,000
CHAIN FREE

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.

The Property Ombudsman

23 High Street, Rothwell
01536 418100
info@simonac.co.uk
simonac.co.uk

SIM&N CO.
ESTATE AGENTS

Otter Street, Rothwell NN14 6FX

PRICE £225,000 FREEHOLD

**CALL FOR VIDEO VIEW OR IN PERSON VIEWING ** Offered with NO CHAIN. Two good sized bedrooms are found in the semi detached family home, Built by Persimmon homes on the popular Woodlands Valley estate. The house is found in good order throughout and has gas central heating and Upvc double glazing. The overall accommodation comprises of entrance hall, Guest WC, Lounge and Kitchen/Dining room. The first floor offers two double bedrooms and bathroom. Outside has a good enclosed rear garden. Viewing is strongly recommended.

ENTRANCE HALL

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

CLOAKROOM/WC

Comprising pedestal wash hand basin and close coupled Wc, opaque double glazed window to front and radiator

LOUNGE/SITTING ROOM

9'6" x 15'0" (2.91m x 4.59m)

Having double glazed window to front, single panelled radiator, shelved storage cupboard and panelled doors to Kitchen/Dining Room

KITCHEN/DINING ROOM

12'8" x 7'8" (3.88m x 2.35m)

The kitchen offering a range of high and base level cupboard units with drawer space and work tops, built in oven, four ring hob with extractor hood, further appliance space to include area for tall fridge/freezer and plumbing for automatic washing machine, double glazed window to rear, open plan to dining area with single panelled radiator and double glazed double doors opening onto South/Easterly rear garden

LANDING

Having panelled doors to Two Double Bedrooms and Bathroom

BEDROOM ONE

12'8" x 9'3" (3.88m x 2.83m)

Having two double glazed windows to front, single panelled radiator and over stairs storage cupboard

BEDROOM TWO

12'8" x 7'8" (3.88m x 2.34m)

Having double glazed window to rear and single panelled radiator

BATHROOM

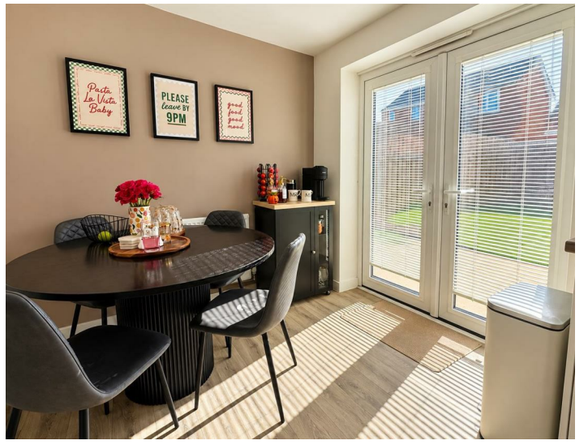
Comprising close coupled Wc, pedestal wash hand basin and panelled bath with screen and shower over, tiling to walls, opaque double glazed window and radiator

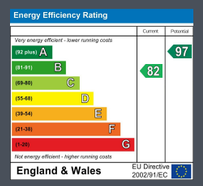
OUTSIDE FRONT

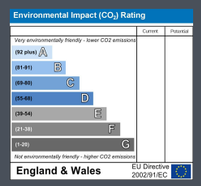
To the front there is slated front court and pathway to entrance door, leading to parking area with parking for two vehicles and side gate to rear garden

OUTSIDE REAR

The rear garden is an additional feature to the property being South/Easterly facing enclosed rear garden with immediate paved patio area stepping onto mostly grassed garden with gravelled boarders with path to decking area and outside shed, the rear garden is enclosed by panelled fencing







call to view 01536 418100

SIM&N CO.
ESTATE AGENTS