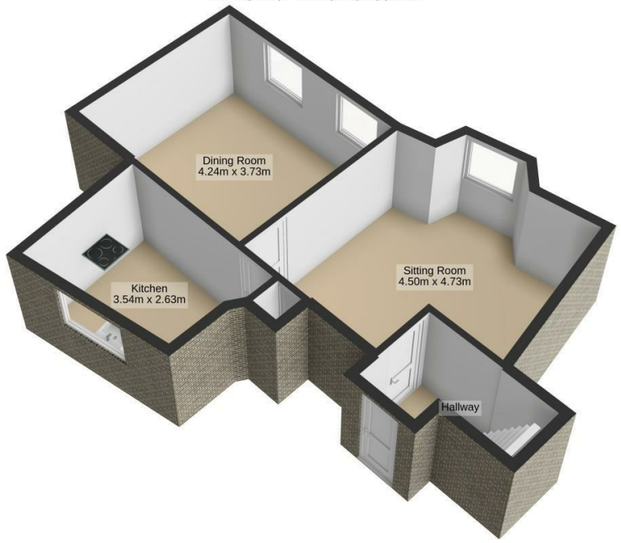
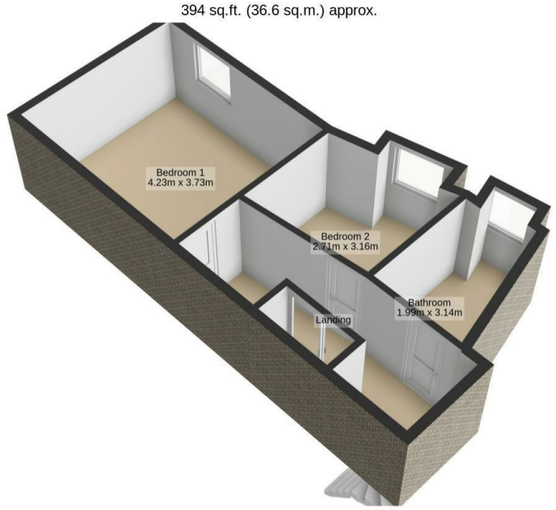
The Maltings, Rothwell NN14 6JZ

Ground Floor
480 sq.ft. (44.6 sq.m.) approx.



1st Floor
394 sq.ft. (36.6 sq.m.) approx.



Total Floor Area : 874 sq.ft. (81.2 sq.m.) approx.



The Maltings, Rothwell NN14 6JZ

- No chain
- Two double bedrooms
- Thatched Cottage
- Stone built
- Grade II listed
- Two separate reception rooms

PRICE
£190,000

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

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SIM&N & CO.
ESTATE AGENTS

The Maltings, Rothwell NN14 6JZ

PRICE £190,000 FREEHOLD

IN PERSON AND VIDEO VIEWINGS AVAILABLE OFFERED WITH NO CHAIN is this attractive Grade II listed thatched stone cottage. The cottage is ideally located a short distance from the town centre, shops and other local amenities. The property comes to the market with NO CHAIN and is gas central heated and part sealed unit double glazed. Other benefits include two separate reception rooms and refitted bathroom. The overall accommodation comprises entrance hall, Lounge, separate Dining room and kitchen. The first floor offers two double bedrooms and bathroom. Outside is an enclosed, low maintenance rear garden. Viewing is advised.

ENTRANCE HALL
Via timber panelled door, staircase raising to first floor landing, panelled doors to shared locked door with neighbouring property and Lounge/Sitting Room

LOUNGE/SITTING ROOM
12'10 x 12'7 (3.91m x 3.84m)
Having sealed unit double glazed wooden window to front with display mantle, wood panelled and beamed ceiling, double panelled radiator, further panelled doors to Kitchen, Separate Dining Room and shelved under stairs storage cupboard

DINING ROOM
13'9 x 12'2 (4.19m x 3.71m)
Having sealed unit double glazed wooden window to front with display mantle and window seat, ornate feature fireplace with tiled hearth, double panelled radiator, built in bookshelf

KITCHEN
10'4 x 6' (3.15m x 1.83m)
A range of refitted high and base level cupboard units with drawer space and work tops, stainless steel one and half single drainer sink unit with mixer tap, appliance space to include plumbing for automatic washing machine plus further appliance space, electric four ring hob and oven below, stainless steel extractor fan above, single panelled radiator, sealed unit double glazed wooden window to rear with display mantel and trap door to single chamber cellar with steps and part restricted access

LANDING
Having sealed unit double glazed wooden window to rear, wall mounted boiler, doors to Two Bedrooms, Bathroom and over stairs storage cupboard , loft hatch

BEDROOM ONE
13'7 x 13' (4.14m x 3.96m)
Good size room with beam ceiling and loft hatch, sealed unit double glazed wooden window to front with display mantel, part panelled walls, built in shelved storage cupboard and double panelled radiator

BEDROOM TWO
10' x 9'4 (3.05m x 2.84m)
Having sealed unit double glazed wooden window to front with display mantel and single panelled radiator

BATHROOM
12'7 x 5' (3.84m x 1.52m)
Refitted three piece suite comprising of low level Wc, vanity wash hand basin and panelled bath with shower and screen over, tiling to walls, double panelled radiator, obscured glazed windows to front and part exposed stone walls

OUTSIDE
Enclosed garden with decking, artificial turf and gravel areas for low maintenance with shrub and flower borders, timber garden shed, the garden is enclosed by timber panelled fencing with gated access





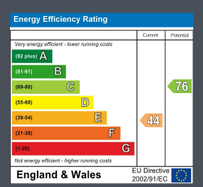


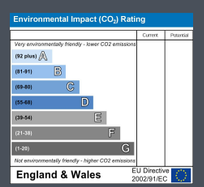







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