

# HENDERSON CONNELLAN

ESTATE AGENTS

Coronation Avenue, Rothwell NN14

"Park Life"

## "Park Life"

With lovely views of the park to the back, this fabulous period mews home is discreetly positioned on the edge of Rothwell with the added advantage of parking and a garage.

The heart of Rothwell, along with its amenities and selection of excellent restaurants is a short walk away. The stylish interior has a fabulous free flowing kitchen/dining area which flows to the living room with attractive open fireplace. The shower room has been fitted with a gorgeous modern suite and upstairs you will find two double bedrooms. The property occupies a sizeable plot with off road parking, garage and gardens to both front and back, with those lovely views of the park to the back. A seriously impressive home and setting.

**Living Room** - 3.66m x 2.92m (12'0" x 9'7")

**Kitchen/Dining Room** - 3.91m x 3.45m (12'10" x 11'4")

**Shower Room** - 3.76m x 1.93m (12'4" x 6'4")

**Bedroom One** - 3.94m x 3.48m (12'11" x 11'5")

**Bedroom Two** - 3.71m x 3m (12'2" x 9'10")

- Views over the Park
- Driveway and garage
- Fabulous free flowing ground floor space
- Two Double Bedrooms
- Principal Bathroom
- EPC RATING: D
- COUNCIL TAX: A

Tenure: Freehold





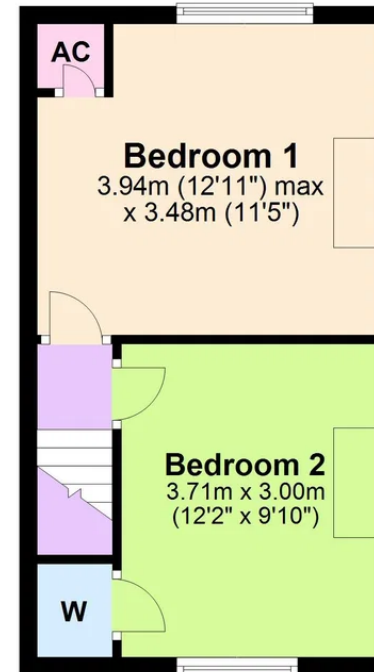
## Ground Floor

Approx. 40.3 sq. metres (433.7 sq. feet)



## First Floor

Approx. 28.6 sq. metres (308.1 sq. feet)



Total area: approx. 68.9 sq. metres (741.8 sq. feet)



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