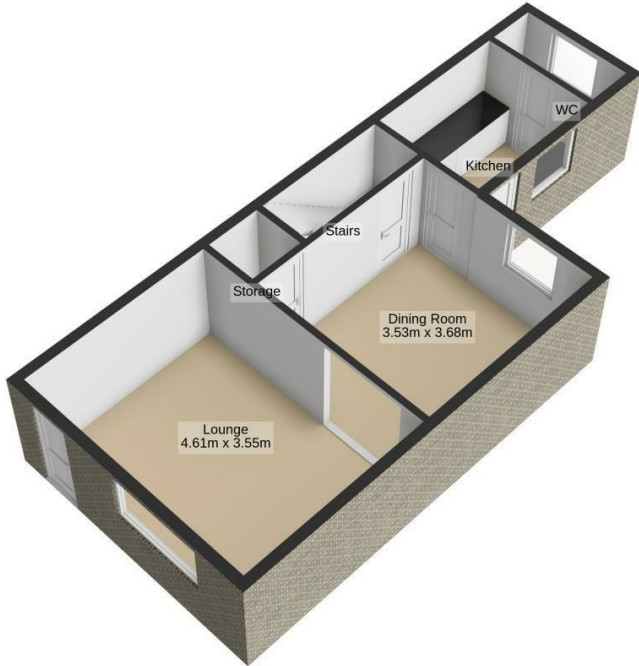
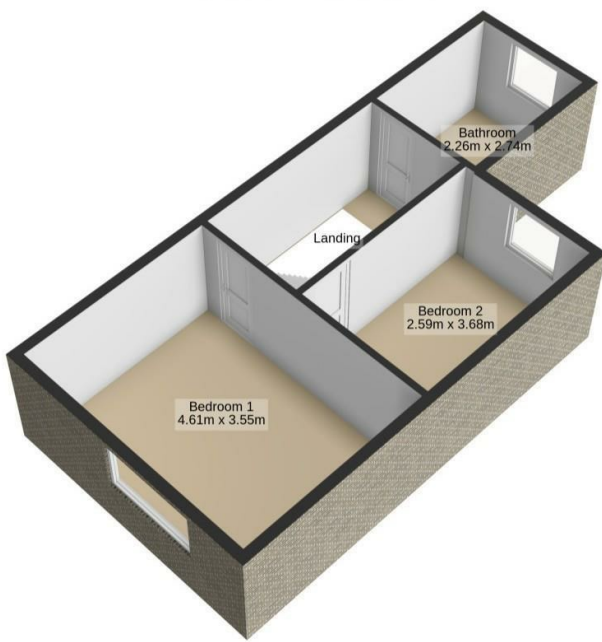


Cross Street, Rothwell NN14 6DD

Ground floor
450 sq.ft. (41.8 sq.m.) approx.



1st floor
425 sq.ft. (39.5 sq.m.) approx.



Cross Street, Rothwell NN14 6DD

- Two double bedrooms
- No Chain
- Two separate reception rooms
- Enclosed rear garden
- Guest WC with utility space
- Well presented

PRICE
£189,950

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.



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



****IN PERSON AND VIDEO VIEWINGS AVAILABLE**** Offered for sale with No Chain is this Two double bedroom terrace house, situated on a popular street not far from the town centre. The property which is gas central heated and Upvc double glazed is found in good order. Other benefits include two separate reception rooms, guest WC and rear garden. The overall accommodation comprises Lounge, separate dining room, kitchen and guest WC with utility space. the first floor offers two bedrooms and bathroom. Outside is a shared side entry and an enclosed rear garden.

ENTRANCE

Via Obscured double glazed door into Lounge/Sitting Room

LOUNGE/SITTING ROOM

11'11" x 14'11" (3.65m x 4.55m)
Having Upvc double glazed window to front, double panelled radiator, ornate feature fire place with tiled hearth, built in cupboards, walk through to Dining Room

DINING ROOM

10'7" x 11'11" (3.25m x 3.65m)
Having Upvc double glazed window to rear, double panelled radiator, built in cupboard with storage and drawer space, doors to under stairs storage cupboard and Kitchen, stair case raising to first floor landing

KITCHEN

8'8" x 7'4" (2.65m x 2.25m)
A range of refitted high and base level cupboard units with drawer space and work tops having tiled surrounds, built in four ring gas hob and electric oven below with extractor fan and hood over, stainless steel single bowl single drainer sink unit with mixer tap, integrated fridge, ceramic tiled flooring, Upvc double glazed window to side and Upvc double glazed door giving access to rear garden further door to Cloakroom/Wc/Utility Room

CLOAKROOM/WC/UTILITY ROOM

8'0" x 3'3" (2.45m x 1m)
Having work tops with appliance space to include plumbing for automatic washing machine, wall mounted boiler, ceramic tiled flooring, obscured Upvc double glazed window to rear, single panelled radiator, close coupled Wc and wash hand basin

LANDING

Having panelled doors to Two Double Bedrooms and Bathroom, loft hatch

DOUBLE BEDROOM ONE

15'3" x 11'11" (4.65m x 3.65m)
Having Upvc double glazed window to front and double panelled radiator

DOUBLE BEDROOM TWO

11'11" x 8'4" (3.65m x 2.55m)
Having upvc double glazed window to rea, double panelled radiator and built in storage cupboard with shelving

BATHROOM

8'8" x 7'6" max (2.65m x 2.3m max)
Three piece suite comprising of pedestal wash hand basin, close coupled Wc and shaped bath with screen and shower attachments, tiling to walls, obscured double glazed window to rear, built in airing cupboard with shelving, wall mounted heated towel rail/radiator

OUTSIDE REAR

The rear garden has shared entry to front via crossing neighbouring property with timber gate to garden offering a gravelled garden designed for low maintenance with shrub and flower borders and enclosed by timber panelled fencing and brick wall, outside tap and further shared pathway with door to storage shed/barn



call to view 01536 418100

