

Littlewood Street, Rothwell NN14 6DX



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- Two double bedrooms
- Two separate reception rooms
- Refitted downstairs shower room
- Low maintenance rear garden
- Combination Boiler

PRICE
£175,000
OFFERS IN EXCESS
OF

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.



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PRICE £175,000 FREEHOLD

****IN PERSON AND VIDEO VIEWINGS AVAILABLE OF PROPERTY **** A two double bedroom terrace house situated on a popular road and offering Upvc double glazing and gas central heating via a combination boiler. Other benefits include two separate reception rooms and a refitted downstairs shower room. The overall accommodation comprises entrance into Lounge, separate dining room, kitchen and downstairs shower room. The first floor offers two double bedrooms. Outside is a low maintenance rear garden with shared pedestrian bin access.

ENTRANCE

Via obscured double glazed door in Lounge/Sitting Room

LOUNGE/SITTING ROOM

10'11" x 13'5" (3.35m x 4.10m)

Having Upvc double glazed window to front, single panelled radiator and part laminated wood block style flooring, ornate feature fire place with display mantel and tiled hearth, built in storage and shelving, doorway to Inner Hallway

INNER HALLWAY

Continuation of laminated wood block style flooring, stair case raising to first floor landing and panelled door to Separate Dining Room

DINING ROOM

10'11" x 12'7" (3.35m x 3.85m)

Having Upvc double glazed window to rear, single panelled radiator, ornate feature fire place with gas point, obscured glazed door to under stairs storage cupboard and archway to Kitchen

KITCHEN

9'0" x 8'0" (2.75m x 2.45m)

Having refitted high and base level cupboards units with drawer space and work tops having tiled surrounds, one and half bowl single drainer sink unit with mixer tap, appliance space to include plumbing for automatic washing machine and furth er appliance space, built in four ring gas hob and electric oven and extractor and hood over, ceramic tiled flooring, obscured double glazed door to side leading to South Facing Rear Garden plus Upvc double glazed window to side, door to Bathroom

BATHROOM

8'0" x 4'5" (2.45m x 1.35m)

Three piece suite comprising of low level Wc, vanity wash hand basin and fully tiled shower cubicle, tiling to walls, laminated wood block style flooring, wall mounted chrome heated towel rail/radiator, two obscured Upvc double glazed windows to rear, extractor fan

LANDING

Having panelled doors to Two Double Bedrooms

DOUBLE BEDROOM ONE

10'11" x 13'1" (3.35m x 4m)

Having Upvc double glazed window to rear, laminated wood block style flooring and double panelled radiator

DOUBLE BEDROOM TWO

13'1" x 10'11" (4m x 3.35m)

Having Upvc double glazed window to front, single panelled radiator and laminated wood block style flooring and built in over stairs storage cupboard with wall mounted boiler

OUTSIDE REAR

The rear garden is South Facing having side paved patio stepping on to gravelled garden designed for low maintenance with brick built sheds, outside tap and shared access over 42 and neighbouring gardens for access, plus shared passageway to front of properties



call to view 01536 418100

