

Cross Street, Rothwell NN14 6DD

GROUND FLOOR
41.3 sq.m. (445 sq.ft.) approx.



1ST FLOOR
40.8 sq.m. (439 sq.ft.) approx.



Cross Street, Rothwell NN14 6DD

- No Chain
- Well Presented
- Close to town centre and schools
- Two double bedrooms
- Good sized Lounge/Dining Room
- Enclosed Rear garden

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.



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****IN PERSON AND VIDEO VIEWINGS AVAILABLE**** Offered with NO CHAIN is this well presented two double bedroom terrace house, situated on a popular street close to the town centre and local schools. The house is gas central heated and double glazed, with other benefits to include a spacious open plan Lounge/Dining room, utility room and enclosed rear garden. The overall accommodation comprises entrance hall, Lounge/Dining room with feature fireplace housing a wood burner (not tested), kitchen and separate utility room. The first floor offers two double bedrooms both having built in wardrobes and the bathroom. Outside is a low maintenance enclosed front court and larger enclosed rear garden. Viewing is recommended.

ENTRANCE HALL

Via Upvc double glazed door, Karndean flooring, spot lights, ceiling coving, single panelled radiator, stair case raising to first floor landing and panelled door door to Lounge/Dining Room

LOUNGE/DINING ROOM

23'9" x 10'7" (7.25m x 3.25m)
Having Upvc double glazed window to front, double panelled radiator, ceiling coving, spot lights, further double panelled radiator, Upvc double glazed window to rear feature fireplace with display mantel and tiled hearth housing log burner (not tested) door to under stairs storage cupboard and panelled door to Kitchen

KITCHEN

9'0" x 7'8" (2.75m x 2.35m)
Having a range of refitted high and base level cupboard units with display units and drawer space, work tops, space and gas cooker point with hood over, integrated dishwasher, one and half bowl single drainer sink unit with mixer tap, ceramic tiled flooring, Upvc double glazed window to side, ceiling coving, spot lights and open plan doorway to Utility Room

UTILITY ROOM

5'8" x 8'4" (1.75m x 2.55m)
Work tops with appliance to include plumbing for automatic washing machine and further appliance space, obscured Upvc double glazed window and door offering outlook and access to rear garden, Continuation of ceramic tiled flooring, double panelled radiator, ceiling coving and spot lights, wall mounted boiler

LANDING

Having panelled doors to Two Double Bedrooms and

bathroom, over stairs cupboard with loft hatch with retractable ladder, spot lights and ceiling coving

DOUBLE BEDROOM ONE

15'7" x 12'1" (4.75m x 3.7m)
Having Upvc double glazed window to front, double panelled radiator, ceiling spot lights, built in mirror fronted double wardrobes providing clothes hanging and shelving, ornate feature fire place with tiled hearth

DOUBLE BEDROOM TWO

11'9" x 8'8" min plus built in wardrobes (3.6m x 2.65m min plus built in wardrobes)
Having Upvc double glazed window to rear and double panelled radiator, shelved wall and fitted storage cupboard/wardrobe, ceiling spot lights, ceiling coving and ornate feature fire place with tiled hearth

BATHROOM

Three piece suite comprising close coupled Wc, vanity wash hand basin and panelled bath with shower over, tiling to all walls, ceramic tiled flooring, obscured doble glazed window to rear, single panelled radiator, built in shelved storage cupboard

OUTSIDE FRONT

To the front there is a front court enclosed by low level brick retaining wall with gate, path to entrance door and shared timber gate leading to shared side passageway and private gate to rear garden

OUTSIDE REAR

Immediate paved patio area stepping onto larger grassed garden with shrub and flower borders, power point and outside tap, brick built barn for storage



call to view 01536 418100

