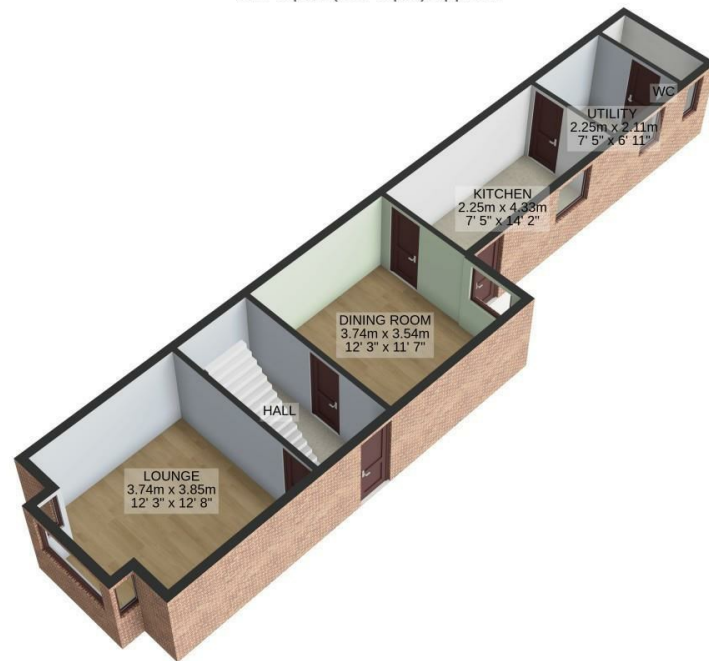
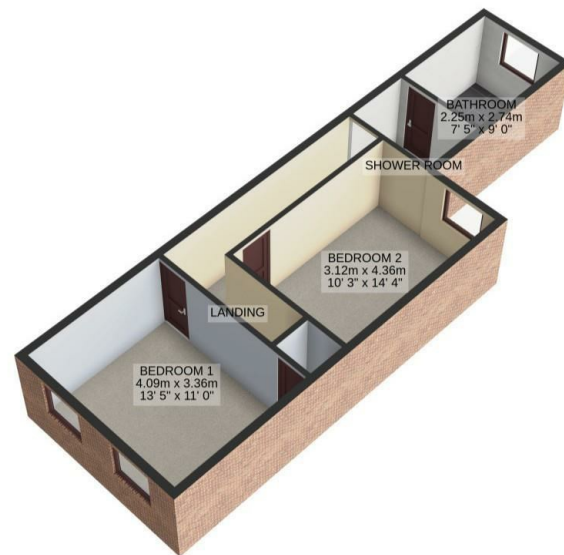


## Stanley Street, Rothwell NN14 6EB

GROUND FLOOR  
49.9 sq.m. (537 sq.ft.) approx.



1ST FLOOR  
45.2 sq.m. (487 sq.ft.) approx.



TOTAL FLOOR AREA : 95.1 sq.m. (1024 sq.ft.) approx.



## Stanley Street, Rothwell NN14 6EB

- NO CHAIN
- Two double bedrooms
- Two reception rooms
- Gas central heating
- Upvc double glazing
- Guest WC

PRICE

£180,000

OFFERS INVITED

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 OF PROPERTY \*\*Offered with NO CHAIN is this bay fronted two double bedroom terrace property with full gas central heating and Upvc double glazing. Other benefits include two separate reception rooms, utility room and a guest WC. The overall accommodation comprises entrance hall, Lounge with bay window, separate Dining Room, Kitchen/Breakfast room, Utility room and Guest WC. The first floor offers a Landing with a Shower cubicle, Two genuine double bedrooms and spacious bathroom. Outside is an enclosed front court then a good sized open plan rear garden with shared path (one neighbour) through the middle. Viewing is recommended.**

## ENTRANCE

Via shared gateway to shared entry to Entrance Door

## ENTRANCE HALL

Having obscured Upvc double glazed size door, stairs case raising to first floor landing, ample under stairs storage space, single panelled radiator and doors to Separate Lounge/Sitting Room and Separate Dining Room

## LOUNGE/SITTING ROOM

10'11" min plus bay x 10'11" (3.35m min plus bay x 3.35m )  
Having Upvc double glazed bay window to front, picture rails and double panelled radiator, ornate tiled feature fire place with display mantle and hearth

## DINING ROOM

11'11" x 10'9" (3.65m x 3.3m )  
Having Upvc double glazed window to rear, picture rails and double panelled radiator, tiled feature fire place with display mantle and hearth with gas fire, glazed and timber panelled door to Kitchen/breakfast Room

## KITCHEN/BREAKFAST ROOM

14'1" x 7'4" (4.3m x 2.25m )  
Having a refitted range of high and base level cupboard units with drawer space and work tops having tiled surrounds, built four ring gas hob and oven below, appliance space to include plumbing for automatic washing machine, plus further appliance space, laminated wood block style flooring, double panelled radiator, Upvc double glazed window and obscured double glazed door to side leading to rear garden, ceiling coving, door way to Utility Area

## UTILITY ROOM

7'4" x 7'0" (2.25m x 2.15m )  
Having base units with work surface areas, further appliance space, built in storage cupboard, Upvc double glazed window to side, continuation of laminated wood block style flooring, wall mounted boiler and panelled door to Cloakroom/Wc

## CLOAKROOM/WC

Having low level Wc, obscured double glazed window to side and panelled radiator

## LANDING

Having panelled doors to Two Double Bedroom and doorway to recess for Shower Area, loft hatch and single panelled radiator

## SHOWER AREA

Recess from landing having double shower cubicle with tiled walls, further panelled door to Bathroom

## DOUBLE BEDROOM ONE

13'1" x 10'11" (4m x 3.35m )  
Having two Upvc double glazed windows to front, double panelled radiator and built in over stairs storage cupboard

## DOUBLE BEDROOM TWO

14'7" x 10'4" (4.45m x 3.15m )  
Having Upvc double glazed window to rear with views over garden and roof top views beyond, built in storage cupboard, ornate feature fire place with display mantle

## BATHROOM

8'6" x 7'4" (2.6m x 2.25m )  
Having three piece suite comprising of pedestal wash hand basin, close coupled Wc and twin grip panelled bath, obscured double glazed window to rear and double panelled radiator

## OUTSIDE FRONT

The front offers a small enclosed front court with aforementioned gate leading to main entrance door and rear garden

## OUTSIDE REAR

The rear garden is open plan garden, having immediate paved patio area leading to part gravel and lawn garden with well stocked shrub and flower borders and shared pathway to the rear of the garden



call to view 01536 418100

