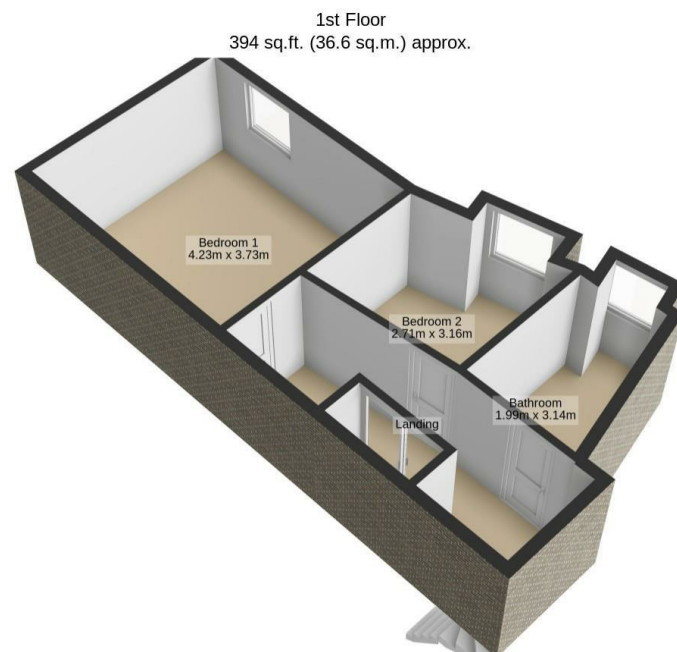
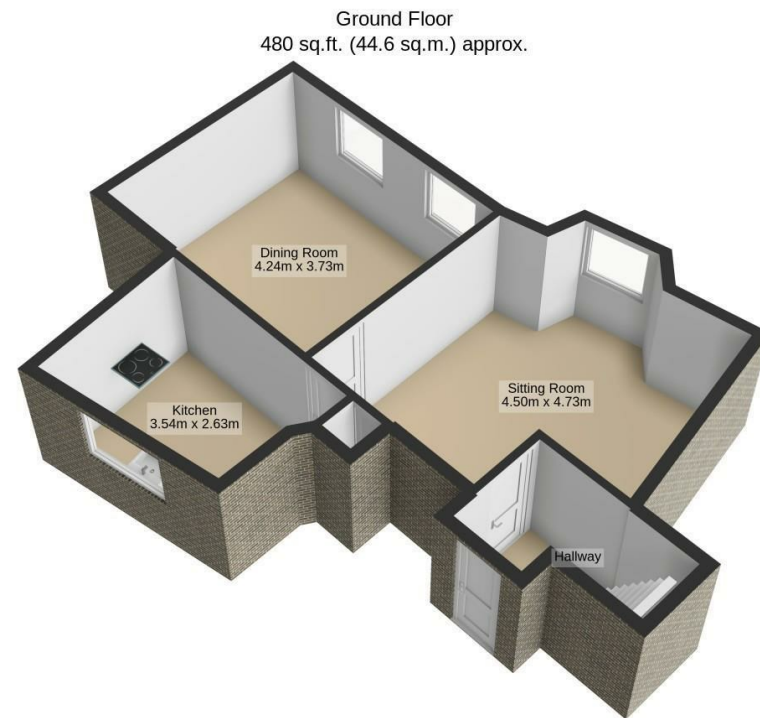


The Maltings, Rothwell NN14 6JZ



Total Floor Area : 874 sq.ft. (81.2 sq.m.) approx.



The Maltings, Rothwell NN14 6JZ

- Two double bedrooms
- No Chain
- Thatched Cottage
- Stone built
- Grade II listed
- Two separate reception rooms

PRICE
£200,000
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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The Maltings, Rothwell NN14 6JZ

PRICE £200,000 FREEHOLD

****IN PERSON AND VIDEO VIEWINGS AVAILABLE**** OFFERED WITH NO CHAIN is this attractive Grade II listed thatched stone cottage. The cottage is ideally located a short distance from the town centre, shops and other local amenities. The property comes to the market with NO CHAIN and is gas central heated and part sealed unit double glazed. Other benefits include two separate reception rooms and refitted bathroom. The overall accommodation comprises entrance hall, Lounge, separate Dining room and kitchen. The first floor offers two double bedrooms and bathroom. Outside is the aforementioned parking space to rear and an enclosed, low maintenance rear garden. Viewing is advised.

ENTRANCE HALL

Via timber panelled door, stair case raising to first floor landing, panelled doors to shared locked door with neighbouring property and Lounge/Sitting Room

LOUNGE/SITTING ROOM

12'10 x 12'7 (3.91m x 3.84m)

Having sealed unit double glazed wooden window to front with display mantle, wood panelled and beamed ceiling, double panelled radiator, further panelled doors to Kitchen, Separate Dining Room and shelved under stairs storage cupboard

DINING ROOM

13'9 x 12'2 (4.19m x 3.71m)

Having sealed unit double glazed wooden window to front with display mantle and window seat, ornate feature fire place with tiled hearth, double panelled radiator, built in book shelf

KITCHEN

10'4 x 6' (3.15m x 1.83m)

A range of refitted high and base level cupboard units with drawer space and work tops, stainless steel one and half single drainer sink unit with mixer tap, appliance space to include plumbing for automatic washing machine plus further appliance space, electric four ring hob and oven below, stainless steel extractor fan above, single panelled radiator, sealed unit double glazed wooden window to rear with display mantle and trap door to single chamber cellar with steps and part restricted access

LANDING

Having sealed unit double glazed wooden window to rear, wall mounted boiler, doors to Two Bedrooms, Bathroom and over stairs storage cupboard , loft hatch

BEDROOM ONE

13'7 x 13' (4.14m x 3.96m)

Good size room with beam ceiling and loft hatch, sealed unit double glazed wooden window to front with display mantle, part panelled walls, built in shelved storage cupboard and double panelled radiator

BEDROOM TWO

10' x 9'4 (3.05m x 2.84m)

Having sealed unit double glazed wooden window to front with display mantle and single panelled radiator

BATHROOM

12'7 x 5' (3.84m x 1.52m)

Refitted three piece suite comprising of low level Wc, vanity wash hand basin and panelled bath with shower and screen over, tiling to walls, double panelled radiator, obscured glazed windows to front and part exposed stone walls

OUTSIDE

Enclosed garden with decking, artificial turf and gravel areas for low maintenance with shrub and flower borders, timber garden shed, the garden is enclosed by timber panelled fencing with gated access



call to view 01536 418100

