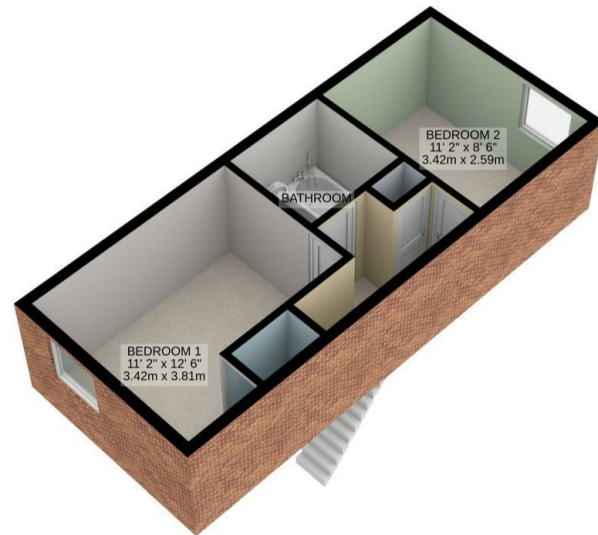


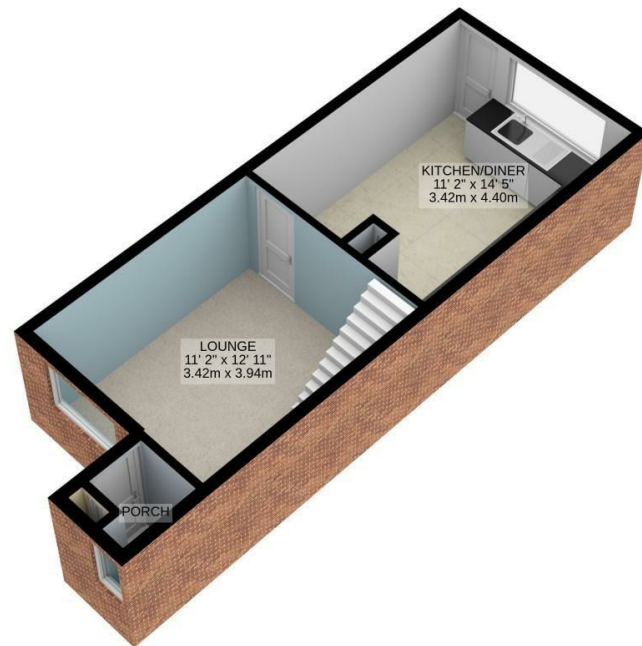
Rose Close, Rothwell NN14 6SY

1ST FLOOR
307 sq.ft. (28.5 sq.m.) approx.



TOTAL FLOOR AREA : 630 sq.ft. (58.5 sq.m.) approx.

GROUND FLOOR
323 sq.ft. (30.0 sq.m.) approx.



Rose Close, Rothwell NN14 6SY

- Two double bedrooms
- Immaculately Presented
- Allocated Parking
- Pleasant Cul-De-Sac position
- Near to Park
- Re-fitted Kitchen
- Re-fitted Bathroom
- Approx floor area 626 sq.ft (58.2 sq.m)

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.



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



Rose Close, Rothwell NN14 6SY

PRICE £200,000 FREEHOLD

**** IN PERSON AND VIDEO VIEWINGS AVAILABLE **** Ample parking with this immaculately presented Two bedroom modern home, situated in a pleasant Cul-De-Sac position near to Park Land. The property offers gas central heating and Upvc double glazing with other benefits to include a refitted kitchen. The overall accommodation comprises entrance Hall, Lounge/sitting room and impressive Kitchen. The first floor offers a landing leading to Two Double bedrooms and re-fitted bathroom with shower over. Outside is an open plan garden to the front, enclosed private aspect garden to the rear, good-sized shed/workshop, and the aforementioned parking. Viewing is strongly recommended

Approx floor area 626 sq.ft (58.2 sq.m)

ENTRANCE HALL

Via opaque Upvc double glazed panelled door, opaque double glazed window to side, panelled door to shelved meter cupboard, tiled floor and further panelled door to Lounge/Sitting Room

LOUNGE/SITTING ROOM

12'9" x 11'5" max (3.90m x 3.5m max)

Incorporating staircase raising to first floor landing. Upvc tripple glazed picture window to front, double panelled radiator under, ceiling coving, wall light points and opaque glazed panelled door to Kitchen/Dining Room

KITCHEN/DINING ROOM

14'7" x 11'5" (4.46m x 3.48m)

Offering a comprehensive range of refitted soft close high and base level cupboard units with drawer space and work surface areas having matching surrounds, under pelmet lighting and kick board spot lights, built in oven, four ring gas hob with extractor over, additional appliance space to including plumbing for automatic washing machine, dishwasher and space for tall fridge/freezer, single drainer sink unit with mixer tap, opaque double glazed door and window to rear garden and double panelled radiator

LANDING

Having panelled doors to Two Double Bedrooms, refitted Bathroom and good size storage cupboard, loft hatch via retractable ladder, single panelled radiator and power point

DOUBLE BEDROOM ONE

13'0" x 8'3" min plus wardrobe recess (3.97m x 2.52m min plus wardrobe recess)

Having double glazed picture window to front, single panelled radiator and door to over stairs cupboard

DOUBLE BEDROOM TWO

11'5" x 7'10" (3.5m x 2.39m)

Having double glazed picture window to rear and single panelled radiator

BATHROOM

Refitted three piece suite comprising close coupled Wc, pedestal wash hand basin and panelled bath with shower, screen and tiled surrounds, ceiling spot lights and coving, single panelled radiator

OUTSIDE FRONT

The property enjoys well maintained gardens to front and rear with the front being mainly laid to lawn and open plan, stepping stones path leading to entrance door

OUTSIDE REAR

The rear garden is mainly laid to lawn with immediate paved patio and pathway with flowerbeds leading to timber shed having power and lighting connected, the property is enclosed via panelled fencing and gate with access to rear and allocated parking

PARKING

Allocated parking



call to view 01536 418100

