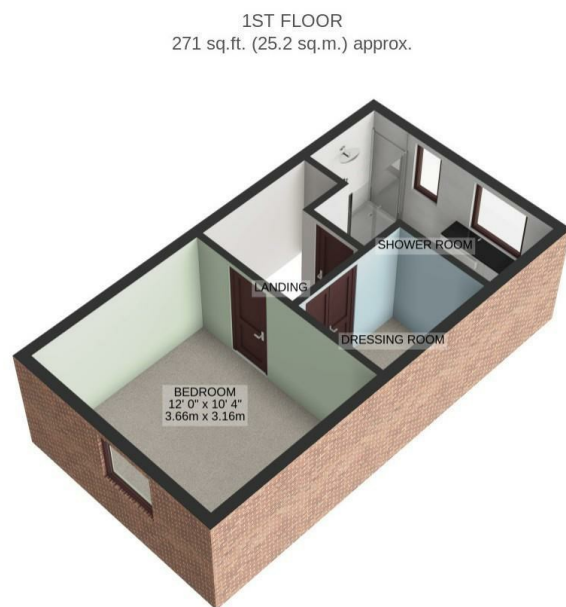


New Street, Rothwell NN14 6EU



TOTAL FLOOR AREA : 642 sq.ft. (59.6 sq.m.) approx.



New Street, Rothwell NN14 6EU

- One DOUBLE Bedroom plus Dressing area (cot room/study)
- Immaculately presented throughout
- Large conservatory
- Full fitted Kitchen and shower room
- Gas central heated and double glazed
- Good size rear garden

PRICE
£170,000

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



**** IN PERSON AND VIDEO VIEWINGS AVAILABLE **** Outstanding and immaculately presented ONE DOUBLE Bedroom plus dressing area/study terrace house boasting many features that sets it self apart from the standard. Lounge/sitting room, Fully fitted high gloss Kitchen with integrated appliances, Conservatory onto South Westerly aspect rear garden. Landing to dressing room area and good size double bedroom, re-fitted shower room. Good size and well maintained rear garden with large shed plus Studio/Gym with power and lighting connected. Gas central heated and double glassed

10 out of 10 must view

ENTRANCE

Via composite opaque double glazed panelled door into Lounge/Sitting Room

LOUNGE/SITTING ROOM

10'3" x 11'10" (3.13m x 3.63m)
Having Upvc double glazed window to front and single panelled radiator under, inset ceiling spot lights, laminated wood block style flooring and panelled door to Kitchen/Breakfast Room

KITCHEN/BREAKFAST ROOM

12'2" x 11'10" max (3.73m x 3.63m max)
Measurement incorporating under stairs seating areas with stair case raising to first floor landing, storage cupboard and a comprehensive range of modern white, high gloss, soft close, refitted high and base level cupboard units with drawer space and work tops having complimentary surrounds, one and half bowl single drainer sink unit with mixer tap, built in oven and four ring electric hob and extractor, integrated fridge/freezer, dishwasher and washing machine ceiling spot lights and vertical radiator, Upvc double glazed window to rear and further double glazed window and door to Conservatory

CONSERVATORY

11'1" min x 8'7" (3.4m min x 2.63m)
Predominately of brick and Upvc double glazed construction, having double doors and outlook to South/Westerly aspect rear garden , fitted storage and wall mounted heater

LANDING

Having strip panelled doors to Double Bedroom, Bathroom and further double doors opening to walk in Dressing Room, currently with further wardrobe, clothes hanging and shelving

space, spot lights and loft hatch - could be utilised as Study/Cot Room, ceiling spot lights

DOUBLE BEDROOM

12'0" x 9'10" (3.66m x 3m)
Having Upvc double glazed window to front, single panelled radiator and ceiling spot lights

SHOWER ROOM

Refitted three piece suite comprising of vanity wash hand basin with cupboards under, Wc and shower cubicle, two opaque Upvc double glazed windows to rear and two electric wall mounted towel rail/radiators, inset ceiling spot lights

OUTSIDE REAR

An additional feature to the property is its well maintained South/Westerly facing rear garden being mainly grassed with pathway leading to good size storage shed 4m x 2.5m and potential Studio/Gym, and further patio seating area to rear of property, the rear garden is enclosed by timber panelled fencing and gate giving side access

STUDIO

13'1" x 6'6",19'8" min (4m x 2,6m min)
Access via Upvc double glazed panelled door with double glazed window to side, timber construction with power and lighting connected.

