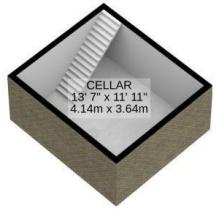
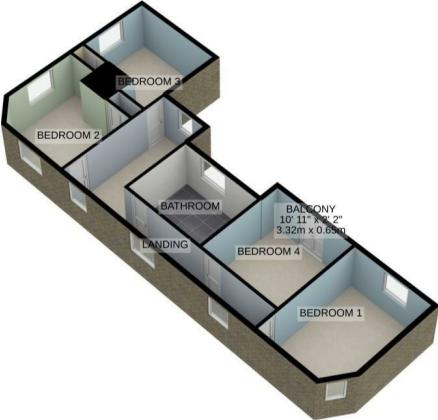


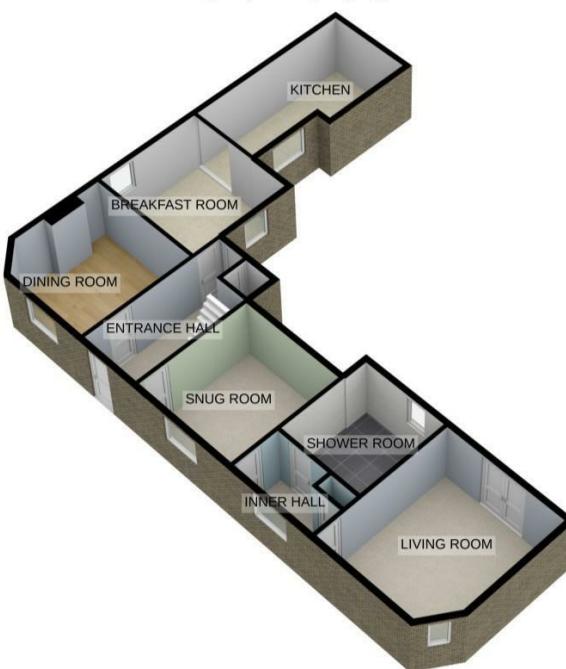
BASEMENT
162 sq.ft. (15.1 sq.m.) approx.



1ST FLOOR
789 sq.ft. (73.3 sq.m.) approx.



GROUND FLOOR
940 sq.ft. (87.4 sq.m.) approx.



Crispin Street, Rothwell NN14 6DA

- FOUR BEDROOMS
- FOUR RECEPTION ROOMS
- Full of Character
- PARKING & GARAGE
- NO CHAIN

PRICE
£305,000
CHAIN FREE

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 outstanding and deceptively large FOUR DOUBLE Bedroom detached Family residence with Easterly aspect private rear garden, OFF ROAD PARKING & GARAGE. This is a beautiful home and full of character and quality. Gas central heated and double glazed. Reception Hall, Cellar, shower room, Lounge/sitting room, Separate Dining room, Snug area, Breakfast room and good size Kitchen. Landing to Four double bedrooms and Family Bathroom. Enclosed garden with patio, garage and parking. MUST BE SEEN Total floor area approx 162 sq.m/1,743 sq.ft

RECEPTION HALL

Entered via concept double glazed panelled door opening up to a wealth of period features including feature tiled flooring, coving to ceiling, dado and picture rails, wooden dogleg staircase complimented with brass stair rods to first floor, original stripped pine wooden doors to formal dining room, breakfast room, family room and cellar also offering a double glazed door to the rear garden.

DINING ROOM

11'10" max x 11'10" max (3.63m max x 3.61m max)
This room is full of delightful period features including coving to ceiling, decorative ceiling rose, picture and dado rail, features fire place complimented with wooden hearth and housing gas fire, stripped wooden flooring, radiator and duel aspect UPVC double glazed windows to the front and side, stripped pine original door to hallway.

BREAKFAST ROOM

11'10" max x 10'11" max (3.61m max x 3.33m max)
This room offers you many features including coving to ceiling complimented with a ceiling rose, picture and dado rail, log burner featuring a brick chimney breast and wooden mantle over, tiled flooring, opening to kitchen and a UPVC double glazed window to the side overlooking the garden and double glazed window to street.

KITCHEN

16'0" x 8'11" max (4.88m x 2.74m max)
This fully fitted country kitchen offers wall and base cabinets complimented with a ceramic Belfast sink and solid wood work surfaces and dishwasher, range oven and canopy over again with splash back tiling. Step up into the utility area which supplies plumbing for washing machine, tumble dryer and space for additional appliances, cupboard for storage, coving to ceiling, ceramic tiled flooring and double glazed window to the side overlooking the garden.

CELLAR

11'10" max x 10'11" max (3.63m max x 3.33m max)
This useful cellar provides lighting, power and dry storage with the potential to re-open the door to the garden, this multi functional room is ideal as a fifth bedroom, study or teenage suite. Access via the hallway.

SNUG AREA

11'10" max x 10'9" max (3.61m max x 3.30m max)
This family room is entered via a original stripped wooden pine door from the inner hall offering many charming features to include coving to ceiling complimented with a ceiling rose, picture and dado rail, a brick inserted feature fireplace housing a wood burner with marble mantle and UPVC double glazed window to the front aspect.

INNER HALL

This area provides you access to the downstairs shower room and family sitting room featuring ceiling rose, picture and dado rail, polished wood flooring, finished with a double glazed window to the front aspect and full length coat storage pine unit.

LOUNGE

14'6" max x 12'7" plus recess (4.42m max x 3.84m plus recess)
This generous size living space boasts many features to include coving complimented with ceiling rose, picture and dado rail, feature fireplace which can house electric fire with wooden mantle over, finished with wooden flooring and double glazed french doors to garden and a UPVC double glazed window to the front aspect.

DOWNSTAIRS SHOWER ROOM

This wonderfully refitted downstairs shower room offering a feature high level WC, double shower unit with high quality rainfall mixer shower, pedestal hand wash basin, all complimented with a feature tiled floor, UPVC obscure double glazed window to the rear.

LANDING

This area provides access to all four bedrooms and family bathroom, featuring two loft hatches, ceiling rose, picture rail and dado rail and stripped pine flooring.

BEDROOM ONE

16'6" max x 10'7" max (5.05m max x 3.23m max)
This spacious master bedroom boasts a french door Juliet balcony to the rear aspect, complimented with coving, ceiling rose, picture and dado rail, radiator, period feature fireplace, complimented with a wooden floor.

BEDROOM TWO

12'0" max x 11'10" max (3.66m max x 3.61m max)
This double bedroom offers double glazed window to the side and front aspect, feature fireplace, radiator, original built in wardrobe, complimented with original stripped pine flooring

BEDROOM THREE

11'10" max x 10'11" max (3.63m max x 3.35m max)
This double bedroom offers a UPVC double glazed window to the side aspect, coving complimented ceiling rose, picture and dado rail, feature fireplace with mantle over, original stripped pine flooring.

BEDROOM FOUR

11'3" max x 10'2" max (3.45m max x 3.12m max)
This double bedroom offers you french door Juliet balcony to the rear featuring coving complimented with ceiling rose, picture and dado rail, radiator and original wooden flooring.

FAMILY BATHROOM

10'0" plus inset x 8'2" (3.05m plus inset x 2.51m)
This generous sized family bathroom offers you plenty of character at its best with all modern living, benefiting a double corner shower unit with electric shower over complimented with splash back tiling to water sensitive areas, pedestal hand wash basin, feature high level WC, roll top freestanding bath complimented with mixer tap and shower head, offering spotlights to ceiling, coving, picture and dado rail, column heated towel rail, feature fireplace and finished with wood effect flooring.

OUTSIDE REAR

This fully enclosed easterly aspect non overlooked rear garden benefits from mature well stocked borders with seasonal and evergreen plants and shrubs, offering several socialising areas and access to lounge and rear hallway, water supply, lighting and personal door to garage along with two side access points.

GARAGE

This larger than average single garage with an up and over door and a personal door to garden.



call to view 01536 418100

