



## High Street, Rothwell NN14 6AD

- Two Bedrooms
- Very well presented
- Discreetly Positioned
- Central location

PRICE  
£925  
PCM

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 \*\*** Modern Two bedroom detached house discreetly located within town centre. Upvc double glazed and modern Low energy consumption heating (EPC C). Entrance into open plan Lounge/kitchen area, cloakroom W.C and Landing to Two bedrooms and bathroom with shower over (no garden or parking, yet local recreation park and car parking areas close by on a first come - first serve basis).

**ENTRANCE**

Entrance via panelled door to open plan Lounge/Kitchen

Communal pathway to entrance door and gravelled areas to front and side designed for low maintenance

**LOUNGE/KITCHEN AREA**

21'8" x 16'5" (6.61m x 5.02m )  
Having Open plan living lounge area with kitchen area offering high and base level cupboard units with drawer space, work tops and tiled surrounds, sink and drainer with mixer tap, electric oven and electric hob with extractor hood over, plumbing for automatic washing machine, two double glazed windows to front and double glazed window to side, two electric heater, under stairs storage area, panelled door to Wc and stairs leading to first floor landing

**DOWNSTAIRS WC**

Comprising close coupled Wc and wash hand basin

**LANDING**

Having panelled doors to Two Bedrooms and Bathroom

**BEDROOM ONE**

12'0" x 10'7" (3.67m x 3.25m )  
Having double glazed window to front and electric heater

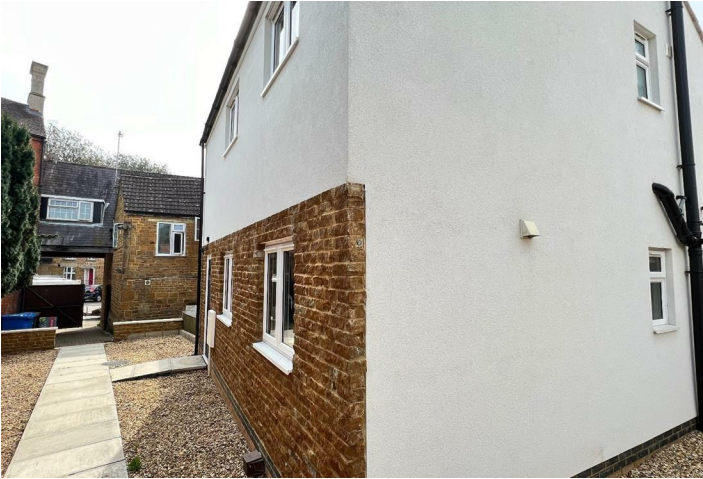
**BEDROOM TWO**

9'7" x 10'7" (2.94m x 3.25m )  
Having double glazed window to front and electric heater

**BATHROOM**

Three piece suite comprising close coupled Wc, pedestal wash hand basin and panelled bath with shower and screen over, opaque double glazed window to side and electric towel rail/radiator

**OUTSIDE**



call to view 01536 418100

