



## Spencer Street, NN14 6HD

- Two Bedrooms
- 84' Approx Rear Garden
- Gas Central Heated Upvc Double Glazed
- Brick home office / workshop

PRICE  
£184,950

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 \*\*** Very well presented Two bedroom semi-detached house with South/Westerly 80' approx enclosed rear garden with purpose brick built (approx. 16' x 8') workshop/home office. Gas central heated and double glazed. Entrance Hall, Lounge/sitting room, re-fitted kitchen with built in cooking facilities, lobby/storage to Utility room/WC. Landing to two good bedroom and re-fitted Bath & Shower room. Paved for low maintenance at front and good size garden with patio, potential workshop/home office and sheds to rear

ENTRANCE HALL

Via double glazed door to front, double glazed window to front and radiator, door to Lounge/Dining Room and stairs raising to first floor landing

LOUNGE/DINING ROOM

13'3" plus recess x 12'11" (4.06m plus recess x 3.94m )  
Having double glazed window to front, radiator, tv and telephone point

KITCHEN

9'10" x 9'3" (3m x 2.84m )  
Having double glazed window to rear, thoughtfully laid out refitted high and base level cupboard units with drawer space and work tops with tiled surrounds, sink and drainer, gas hob and cooker hood, plumbing for dishwasher, wall mounted boiler unit, radiator and door to rear garden. Recently fitted new combination boiler.

UTILITY ROOM/WC

Having double glazed window to rear, plumbing for automatic washing machine, tiled surrounds, low level Wc and wash hand basin

LANDING

Having window to side, loft hatch and doors to Two Bedrooms and Bath/Shower Room

BEDROOM ONE

14'4" max x 9'10" (4.39m max x 3.02m )  
Having window to front, built in wardrobe, and radiator

BEDROOM TWO

12'4" x 9'10" max (3.78m x 3.02m max )  
Having double glazed window to rear, built in cupboard and radiator

BATH/SHOWER ROOM

Refitted four piece suite comprising close coupled Wc, pedestal was hand basin, panelled bath and shower cubicle, tiled floor and walls, opaque double glazed window to rear and heated towel rail/radiator

OUTSIDE FRONT

Flag stone paved to front of the property incorporating path to entrance door and side gate leading to good size rear garden

OUTSIDE REAR

The rear garden is an additional feature to the property having an immediate paved patio leading to brick built store/home office, the main garden is laid to lawn edged with well stock shrub and flower borders including monkey tree, leading down to full width storage shed area, the garden enjoys a south westerly aspect being enclosed

BRICK BUILT STORE/HOME OFFICE

16' x 8' (4.88m x 2.44m )  
Having Upvc double glazed windows and full pitch roof, power and light connected and cold water supplied

