



Cabot Close, Rothwell NN14 6SL

- Two bedrooms
- Ample parking
- Cul-De-Sac
- South/westerly aspect rear garden
- Required updating yet excellent potential

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.

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**IN PERSON AND VIDEO VIEWINGS AVAILABLE OF PROPERTY ** OFFERED WITH NO CHAIN and occupying a pleasant Cul-De-Sac is this modern, yet established Two bedrooms 2 semi detached bungalow with South Westerly aspect garden, ample gravel and block paved parking. The property does require updating yet Gas central heated and double glazed. Entrance hall, lounge/dining room, (original) kitchen, inner hall, re-fitted shower room and two bedrooms.

ENTRANCE

Via obscured double glazed door to front into Entrance hall

ENTRANCE HALL

Door to Lounge, Kitchen double glazed window to front, additional door to storage cupboard, radiator

LOUNGE/SITTING ROOM

16'4" x 10'9" (4.99m x 3.30m)

Double glazed window to front and radiator, additional door to rear into Inner Hall

KITCHEN

9'4" x 8'8" (2.85 x 2.65)

Basic original units, appliance space. doors to/from entrance hall and lobby. Window to side

INNER HALL

Doors To Bedroom One and Two and Bathroom

BEDROOM ONE

11'1" x 10'8" (3.38m x 3.27m)

Double glazed window to rear and radiator

BEDROOM TWO

8'9" x 8'1" (2.68m x 2.48m)

Double glazed sliding door accessing garden, radiator

BATHROOM

5'8" x 5'8" (1.75 x 1.75)

Obscured double glazed window to side, three piece suite comprising re-fitted shower cubicle, low level WC, pedestal wash hand basin, floor to ceiling tiling and radiator

OUTSIDE FRONT

Front gravel area with additional block paved drive way with off road parking for two/three vehicles leading to Garage with up and over door

OUTSIDE REAR

Good size rear garden with slab patio area, additional lawn area, wooden fenced perimeter, access to garage and side access to parking

DIRECTIONAL NOTE

Take a left out of the Rothwell office, right at the round about onto Bridge Street, continue through the town onto Glendon Road taking the third right into Columbus Crescent and first right into Cabot Close where the property can be located



call to view 01536 418100

