



TOTAL FLOOR AREA : 906 sq.ft. (84.1 sq.m.) approx.



Duke Street, NN16 9EA

- Three bedrooms
- Requiring full refurbishment
- Chain Free
- In person viewings available - see video in first instance

PRICE
£140,000
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.

23 High Street, Rothwell
01536 418100
info@simonac.co.uk
simonac.co.uk

** IN PERSON AND VIDEO VIEWINGS AVAILABLE ** Requiring full refurbishment (see video view), yet offering excellent potential, thus more suitable for a buyer with such experience.

Bay fronted THREE bedroom mid-terrace house with rear garden. Entrance Hallway, front lounge, rear dining/sitting room, kitchen area and bathroom. Landing to three bedrooms. Frontcourt and enclosed rear garden.

Approx floor area 81 sq.m (906 sq.ft)

ENTRANCE HALL

Via opaque glazed and timber door, stairs to first floor, panelled doors to Two Reception Rooms

LOUNGE

12'7" into bay x 9'10" min (3.86m into bay x 3m min)
Single glazed bay window to front, cast iron fire place flanked by double cupboards

SEPARATE DINING ROOM/SITTING ROOM

11'5" x 9'8" min (3.48m x 2.97m min)
Having single glazed window to rear, fitted cupboards, fire surround sand panelled door to Kitchen Area

KITCHEN AREA

7'11" x 7'4" (2.43m x 2.25m)
Tiled floor, under stair storage cupboard, glazed/timber door and double glazed window to rear garden, door to Bathroom/Wc

BATHROOM/WC

7'4" x 4'10" (2.26m x 1.48m)
Three piece suite with two opaque single glazed windows to rear

LANDING

Having panelled doors to Three Good Size Bedrooms and further door to over stairs cupboard with loft hatch

BEDROOM ONE

13'1" min x 11'5" (4m min x 3.5m)
Having single glazed window to front, ornate fire surround

BEDROOM TWO

11'5" x 8'4" max (3.5m x 2.55m max)
Having single glazed window to rear and ornate fire surround



call to view 01536 418100

