



## Gladstone Street, Rothwell NN14 6ER

- Two Double Bedrooms
- Gas central heated
- New Upvc double glazing
- Courtyard Rear Garden
- Refitted Kitchen

Redecoration including floor coverings

PRICE  
£800  
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.



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





**\*\*IN PERSON AND VIDEO VIEWINGS AVAILABLE OF PROPERTY \*\*** Well presented 2 double bedroom terraced property situated with in walking distance of the town centre. The property has recently undergone refurbishment to include new windows and doors, a new kitchen and redecoration and flooring. The property is gas central heated and Upvc double glazed, with the accommodation consisting of a entrance hall, through lounge / dining room and refitted kitchen. The first floor offers 2 double bedrooms plus a good sized family bathroom. Outside is a rear court yard garden backing onto school playing fields.

ENTRANCE HALL

via New Upvc composite panel door, stair case raising to first floor landing, double panel radiator and glazed / timber panel door to lounge / dining room.

LOUNGE/DINING ROOM

23'2" x 9'10" min widening to 13'6" (7.07m x 3m min widening to 4.13m)  
Upvc double glazed window to front, two single panel radiator, fire surround, glazed double doors to rear porch and further obscure glazed door to kitchen.

KITCHEN

9'7" x 8'1" (2.94m x 2.47m)  
Offering a refitted range of high and base level cupboard units with draws space and work tops having tile surrounds. Inset single drainer stainless steel sink unit with mixer tap. Glazed display cupboard, tiled floor. Appliance space with plumbing for automatic washing machine. Upvc double glazed window to rear courtyard. Double panel radiator.

REAR PORCH

Mainly timber framed construction with window and door to rear garden.

LANDING

Having doors to two double bedrooms and bathroom. Loft hatch.

MASTER BEDROOM

12'8" x 10'9" (3.88m x 3.28m)  
With double glazed window to rear with views over playing fields. Double panel radiator.

BEDROOM TWO

12'4" x 9'10" (3.76m x 3.02m)  
With Upvc double glazed to front having double panel radiator under.

BATH/SHOWER ROOM

11'1" x 9'3" (3.38m x 2.82m)  
Refitted four piece suite comprising of close cupboard WC, panel bath, pedestal wash hand basin and shower cubicle, full tiling to walls, opaque Upvc double glazed window to rear. Double panel radiator and boiler cupboard.

OUTSIDE REAR

Courtyard like garden to rear partly paved and having hard standing with a timber shed.

DIRECTIONAL NOTE

Left out of the Rothwell office and right at the mini roundabout into Bridge Street and immediate left into School Lane. Follow the road to the T junction with Castle Hill taking a left and left again into Gladstone Street, where the property can be located towards the top left hand side.



call to view 01536 418100

