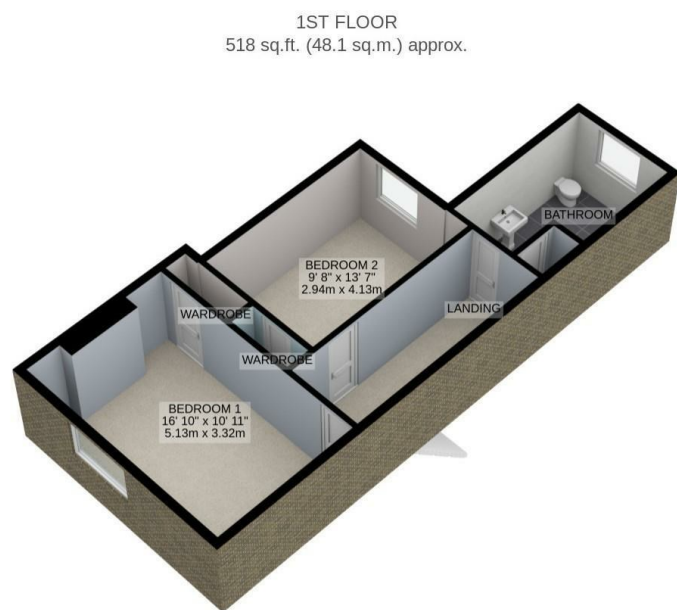


Charles Street, Rothwell NN14 6AZ



TOTAL FLOOR AREA : 1090 sq.ft. (101.3 sq.m.) approx.



Charles Street, Rothwell NN14 6AZ

- Two double bedrooms
- Immaculately presented
- Many Victorian Features
- Good size throughout
- No Chain

PRICE
£235,000
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 **** Offered with No CHAIN, This outstanding presentation throughout this spacious two double bedroom Bay-front Victorian Property. The house boasts some original features yet has been tastefully modernised and benefits from two separate reception rooms, oversized bathroom and an impressive enclosed rear garden. The overall accommodation comprises a tiled path leading to storm porch, entrance hall, lounge with walk in bay window and feature fireplace with multi fuel burner, separate dining room and refitted kitchen. The first offers two good sized double bedrooms and bathroom. Outside is a low maintenance front court and larger enclosed rear garden with brick built barn/utility. Viewing is strongly recommended.

ENTRANCE HALL

Obscured Upvc composite door, tiled flooring, wood panelled walls, ceiling coving, single panelled radiator and glazed & timber panelled door to Lounge/Sitting Room

LOUNGE/SITTING ROOM

11'5" x 13'3" (3.49m x 4.04m)
Having Upvc double glazed bay window to front with window shutters, Antique style double panelled radiator and further dule panelled radiator, feature fire place with display mantel and hearth housing multi fuel burner, Karndeian flooring, ceiling coving with ceiling rose, original picture rails, wood stripped panelled door to Separate Dining Room

DINING ROOM

15'5" x 15'7" (4.71m x 4.76m)
Having Upvc double glazed window to rear with window shutters, feature fire place with display mantel with cast iron inset and tiled hearth, currently of ornate fire, (Agent note - previously open fire) continuation of Karndeian flooring, wood panelling to walls, antique style double panelled radiator, ceiling coving with ceiling rose and original picture rails, stair case raising to first floor landing with under stairs storage, glazed and timber panelled door to Kitchen

KITCHEN

11'8" x 7'8" (3.56m x 2.36m)
Refitted high and base level cupboard units with drawer space and work tops having complimentary tiled surrounds, single bowl single drainer stainless steel sink unit with mixer tap, appliance space to include plumbing for automatic washing machine, larder fridge (including in sale) built in five ring gas burner with electric oven and grill under , ceramic tiled flooring, two Upvc double glazed windows to rear and obscured Upvc double glazed door to rear garden, wall mounted ornate chrome vertical radiator

LANDING

Having glazed and timber panelled doors to Two Double Bedrooms and Family Bathroom, single panelled radiator and loft hatch

DOUBLE BEDROOM ONE

16'9" x 10'10" (5.13m x 3.32m)
Having Upvc double glazed window to front, ceiling coving, ornate feature fire place with display mantel, single panelled radiator and door to over stairs storage cupboard with hanging rail

DOUBLE BEDROOM TWO

9'7" x 13'6" (2.94m x 4.13m)
Having Upvc double glazed window to rear enjoying views over rear garden, double panelled radiator, ceiling coving, door to built in storage cupboard with shelving and hanging rail

FAMILY BATHROOM

Three piece suite comprising of pedestal wash hand basin, close coupled Wc and panelled bath with shower attachment with tiled surrounds, wood panelled walls, obscured double glazed window to rear, ornate double panelled radiator and heated towel rail, airing cupboard with wall mounted boiler and shelving space

OUTSIDE FRONT

The front offers a front court being slated for low maintenance, low brick retaining wall and tiled pathway to entrance door, shared timber gate to rear garden

OUTSIDE REAR

The garden has paved and slated area for low maintenance and circular patio area, raised deep and shrub borders leading onto lawn area with further mature and deep shrub and flower borders, timber shed and outside tap the garden is enclosed by timber panelled fencing and brick built walls, brick built barn/storage/Utility

BARN/STORAGE/UTILITY

Having power and lighting connected, ample storage space and close coupled Wc

