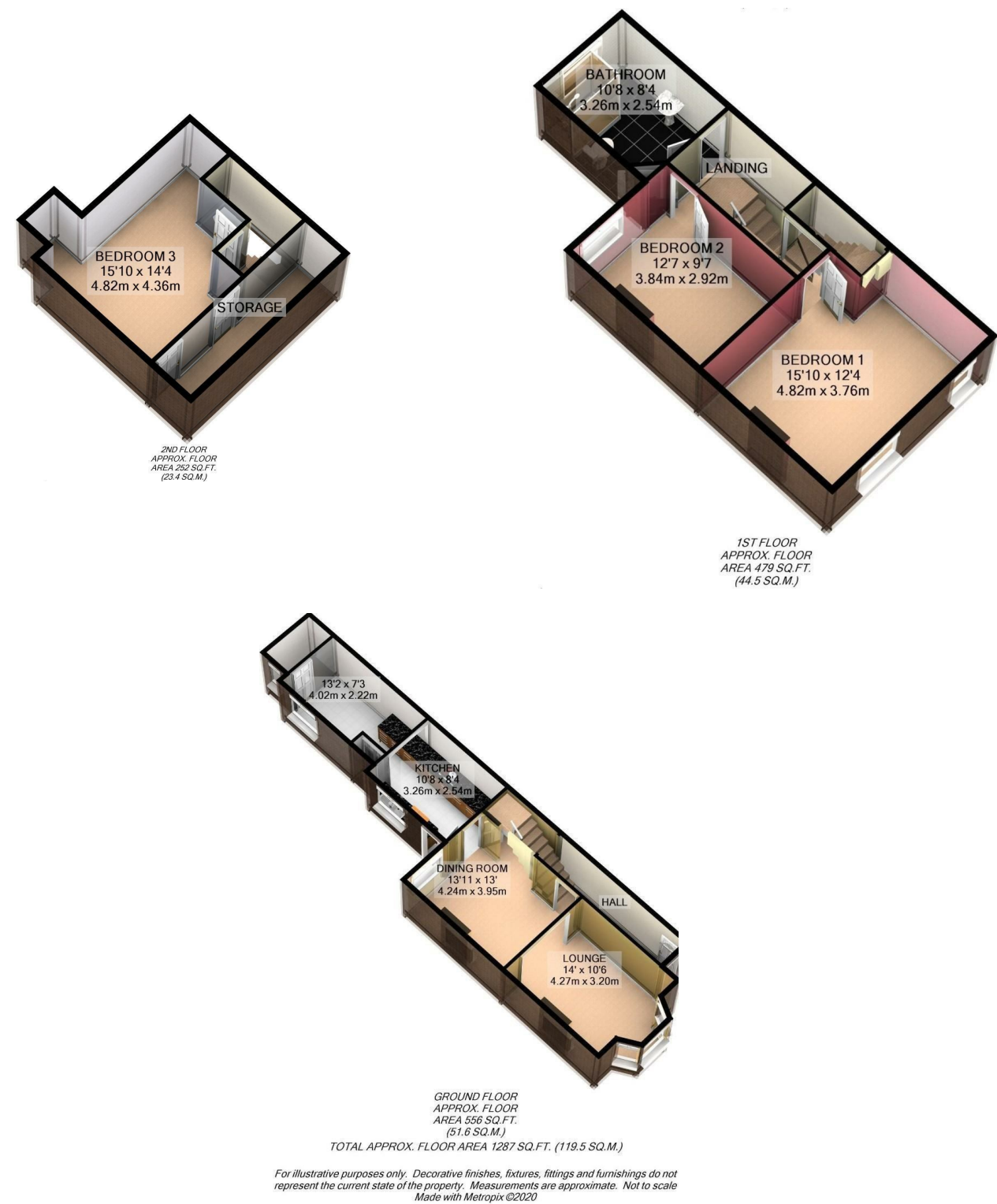


Fox Street, Rothwell NN14 6AN



Fox Street, Rothwell NN14 6AN

- Well Presented
- Bay Fronted
- Two separate reception rooms
- Arranged over three storeys
- Three double bedrooms
- Impressive enclosed rear garden

PRICE
£220,000

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****Impressive bay fronted Victorian THREE bedroom home exceeding 1,250 sq.ft (115 sq.m) arranged over three floors and boasting a larger than average South/Westerly aspect private rear garden. The well presented house is both Gas central heated with recently fitted boiler with 5 year warranty from October 2025 and double glazed. With other benefits to include two separate reception rooms and an attractive four piece bathroom suite. The overall accommodation comprises entrance hall with tiled floor, Lounge and separate Dining Area with feature fire surrounds and an extended Kitchen/Breakfast Room. The first floor gives two double Bedrooms and remodelled four piece bath/shower room with claw foot bath and walk in shower. The second floor offers the third bedroom with ample eve storage. The outside space is the aforementioned good sized enclosed rear garden, carefully separated into three sections, this property must be seen to be fully appreciated.

RECEPTION HALL

Via opaque glazed and stained leaded panelled door, opening to tiled floor, single panelled radiator, stair case raising to first floor landing, door way to Lounge/Dining Room

LOUNGE/DINING ROOM

26'7" into bay x 10'7" max (8.12m into bay x 3.25m max)
Having double glazed window to rear with double panelled radiator, feature fire surround with grate, under stairs storage alcove, glazed/timber door to Kitchen/Breakfast Room and walk through to lounge area having further Upvc double glazed bay window to front and double panelled radiator, impressive feature fire surround with tiled hearth and cast iron inset housing living flame coal effect gas fire, ceiling coving throughout

KITCHEN/BREAKFAST ROOM

24'1" x 8'4" (7.36m x 2.56m)
Good size extended kitchen/breakfast room offering a range of high and base level cupboard units, drawer space, work tops and tiled surrounds, inset five ring hob having extractor over and built in double oven, appliance space with plumbing for automatic washing machine and dishwasher, single bowl single ring drainer with mixer tap, double storage cupboard, two radiators, full tiled floor, ceiling spot lights, panelled door to pantry cupboard, Upvc double glazed windows and 50/50 split door to impressive landscaped rear garden

LANDING

Having panelled doors to refitted Bath/Shower Room and two of three Bedrooms, stair case raising to second floor (third bedroom) storage cupboard under, double power point

DOUBLE BEDROOM ONE

14'7" min x 11'0" max (4.47m min x 3.36m max)
Having two Upvc double glazed windows to front both having radiators under, shelved storage alcove and ceiling coving and ornate fireplace with display mantle

DOUBLE BEDROOM TWO

13'0" x 9'6" max (3.97m x 2.90m max)
Having Upvc double glazed window over looking rear garden, radiator and ceiling coving

BATH/SHOWER ROOM

10'0" x 8'6" (3.07m x 2.6m)
Beautifully refitted Victorian style suite comprising claw foot bath, walk in shower cubicle, close coupled Wc and pedestal wash hand basin all of which having complimentary tiled surrounds, opaque Upvc double glazed window to rear, heated towel rail/radiator

SECOND FLOOR LANDING

Having storage and panelled door to Third Bedroom

DOUBLE BEDROOM THREE

11'8" max x 11'6" (3.56m max x 3.51m)
Also having storage and clothes hanging recess with shelving, eaves storage space, sky light window to rear and single panelled radiator

OUTSIDE REAR

An additional feature to this beautiful property is the landscaped private South/Westerly aspect larger than average rear garden, having an immediate block paved and raised decking area stepping on to larger shaped lawns edged with abundance of well stocked shrub and flower borders with archways leading to the bottom of the garden, which is split into three parts plus vegetable plots, located at the bottom of the garden is a timber summer house and further patio areas, outside tap and private side gate to shared passageway



call to view 01536 418100

