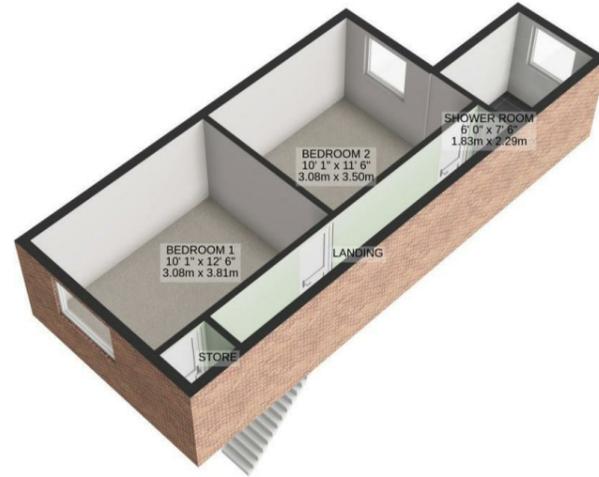


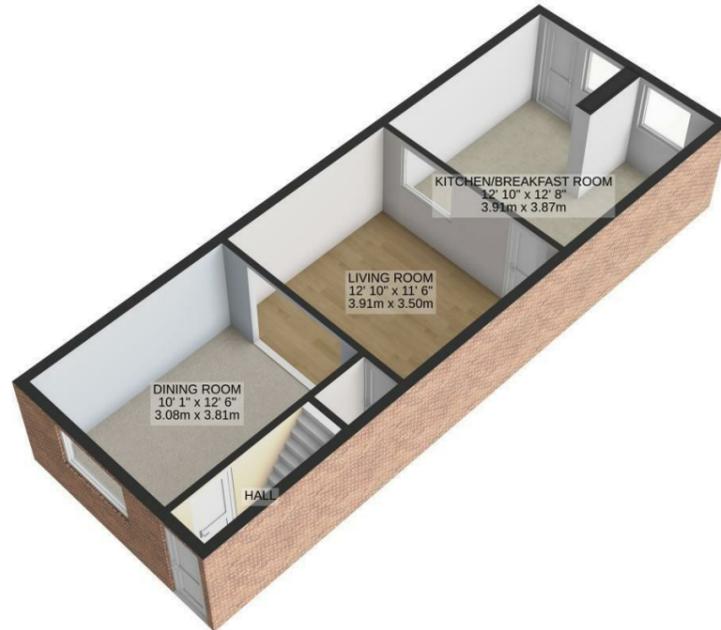
# Coronation Avenue, Rothwell NN14 6DG

1ST FLOOR  
353 sq.ft. (32.8 sq.m.) approx.



TOTAL FLOOR AREA : 821 sq.ft. (76.2 sq.m.) approx.

GROUND FLOOR  
468 sq.ft. (43.5 sq.m.) approx.



## Coronation Avenue, Rothwell NN14 6DG

- Two Double Bedrooms
- Parking for Four Vehicles
- South Facing Rear Garden
- Views over Parkland
- Refitted Kitchen & Shower Room
- NO CHAIN

PRICE  
**£194,950**  
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.



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**\*\*IN PERSON AND VIDEO VIEWINGS AVAILABLE\*\*** with OFF ROAD PARKING FOR SEVERAL VEHICLES and OFFERED WITH NO CHAIN - An impressive terraced house with occupying a secluded position and boasting recently refitted kitchen and shower room suites. Other benefits included two reception areas, two genuine double bedrooms and an attractive enclosed South Facing rear garden. The overall accommodation comprises entrance, Kitchen, Lounge and separate dining room. The first floor offers two double bedrooms and shower room. Outside expect to find private off road parking for several cars accessed via a shared driveway and an enclosed rear garden. Viewing is strongly recommended. **\*\*Subject to offer price and re-confirmed at point of sale**

**ENTRANCE HALL**

6'0" x 9'10" min to front of storage cupboard (1.85m x 3m min to front of storage cupboard)

Via obscured double glazed panelled door with matching side screen, laminated wood block style flooring, obscured double glazed window to side, ceiling spot lights, built in storage cupboard leading to open plan Kitchen

**KITCHEN**

6'0" x 12'7" (1.85m x 3.85m)

Having refitted high and base level cupboards units with drawer space and work tops with complimentary tiled surrounds, further larder/pantry cupboard, integrated appliance to include washing machine, four plate induction hob and extractor fan and hood over, microwave and double oven, further appliance space, one and half bowl stainless steel sink unit, Upvc double glazed window to front, vertical radiator and door to Lounge/Sitting Room

**LOUNGE/SITTING ROOM AREA**

11'7" x 12'9" (3.55m x 3.9m)

Continuation of laminated wood block style flooring, single panelled radiator, door to under stairs storage, feature fire place with display mantel, double door way to open plan Dining Room

**DINING ROOM AREA**

12'3" x 10'4" (3.75m x 3.15m)

Continuation of laminated wood block style flooring, single panelled radiator, Upvc double glazed window to rear enjoying views over South facing rear garden, ornate feature fire place with display mantle and door to Inner Hallway

**INNER HALLWAY**

Continuation of laminated wood block style flooring, stair case raising to first floor landing, obscured Upvc double glazed door to South Facing rear garden

**LANDING**

Having timber panelled doors to Main bedroom and Shower Room, sliding door to Bedroom Two

**DOUBLE BEDROOM ONE**

12'1" mx 8'10" min (3.7m mx 2.7m min)

Having Upvc double glazed window to rear enjoying views over the rear garden and parkland beyond, single panelled radiator and door to built in over stairs storage cupboard

**DOUBLE BEDROOM TWO**

11'7" x 9'10" (3.55m x 3m)

Having Upvc double glazed window to front and single panelled radiator

**SHOWER ROOM**

7'4" x 6'0" (2.25m x 1.85m)

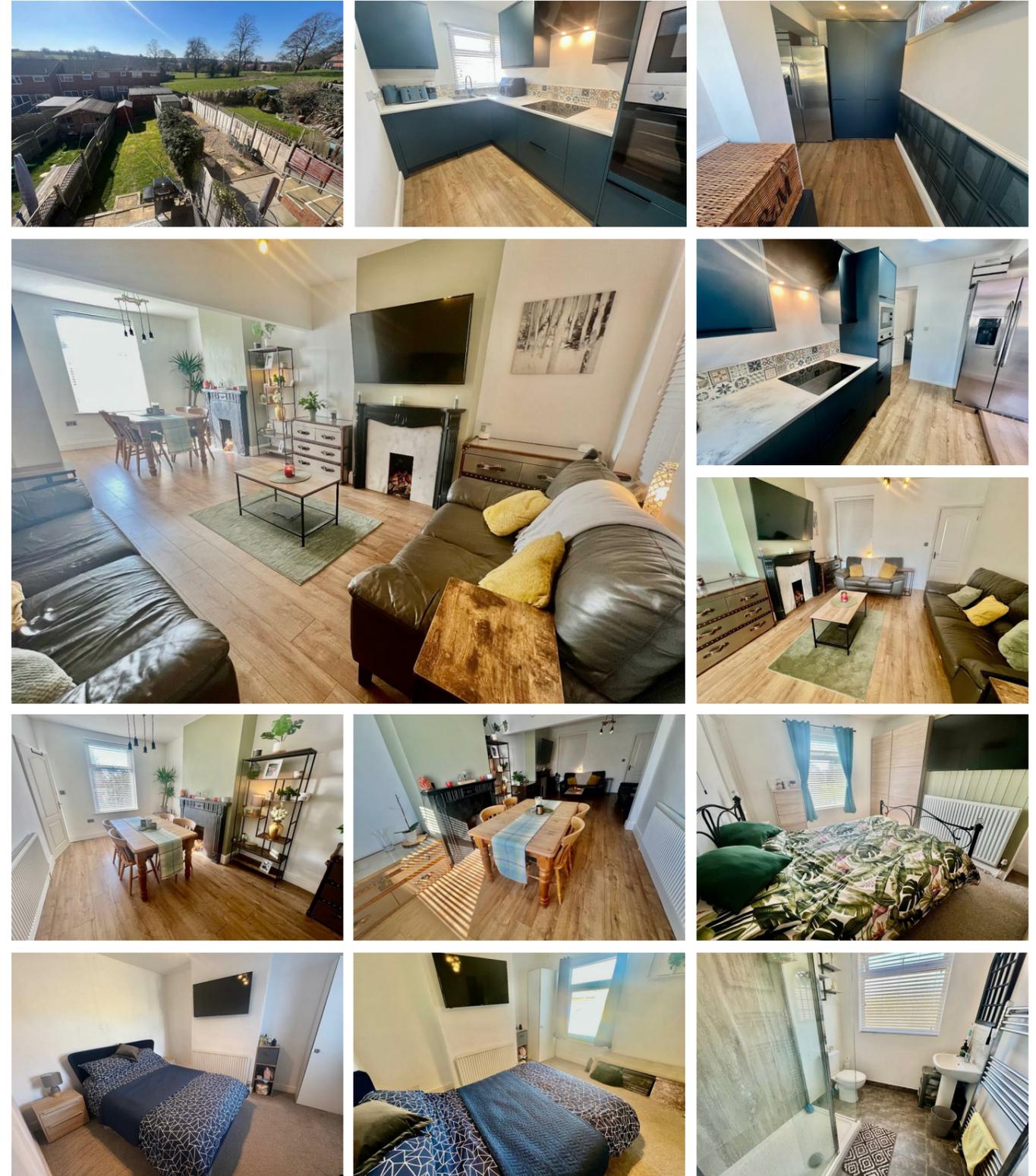
Refitted three piece suite comprising of close coupled Wc, pedestal wash hand basin and double shower cubicle, with aqua boarding surrounds, chrome heated towel rail/radiator, ceramic tiled flooring, obscured double glazed window to front

**OUTSIDE FRONT**

To the front of there property there is shared access driveway and private driveway with off road parking for four vehicles, the remainder of the front garden is gravelled being part enclosed with timber panelled fencing and high level hedge row

**OUTSIDE REAR**

The rear garden is South Facing and has an immediate paved patio area, stepping onto a mainly laid lawn enclosed by timber panelled fencing, timber shed and gated rear access



call to view 01536 418100

