

Stanley Street, Rothwell NN14 6EA

- Refurbishment required (not mortgage able)
- NO CHAIN
- Two reception and Kitchen areas
- Three bedrooms
- Rear garden
- Double glazed
- Gas central heated
- Processable cash buyers only please

PRICE
£165,000
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.



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****IN PERSON AND VIDEO VIEWINGS AVAILABLE **** The property does require a full refurbishment program yet is double glazed and gas central heated and double glazed. Hallway, two reception rooms and kitchen areas, Landing to two bedroom, with a third room leading to bathroom area. front court and rear garden. Approx current floor area 89 sq.m (958 sq.ft) - Cash available buyers only please.

ENTRANCE HALL

Via opaque double glazed door to front, stair case to first floor, under stairs area with wall mounted boiler and double glazed window to side, single panelled radiator and panelled doors to Two Reception Rooms

RECEPTION ROOM ONE

12'5" x 6'8" max (3.80m x 2.05 max)
Having case iron and marble fire surround, double glazed bay window to front and radiator

RECEPTION ROOM TWO

11'3" x 11'1" (3.45m x 3.40m)
Having double glazed window to rear, stone fire surround, radiator and door to Kitchen

KITCHEN

8'2" x 8'2" max (2.5m x 2.5m max)
Having double glazed window and door, under stairs pantry area, single panelled radiator and doorway to Secondary Kitchen Area/Utility

SECONDARY KITCHEN AREA/UTILITY

8'1" x 4'9" (2.47m x 1.47m)
Having double glazed window to side and PVC door to rear

LANDING

Having doors to Three Bedrooms, double glazed window to side, loft hatch

BEDROOM ONE

12'9" x 10'7" max (3.9m x 3.24m max)
Having double glazed window to front, doorway to over stairs storage cupboard having double glazed window, radiator

BEDROOM TWO

11'6" max x 12'9" max (3.51m max x 3.9m max)
Having double glazed window to rear and radiator

BEDROOM THREE 2.43M X 2.44M

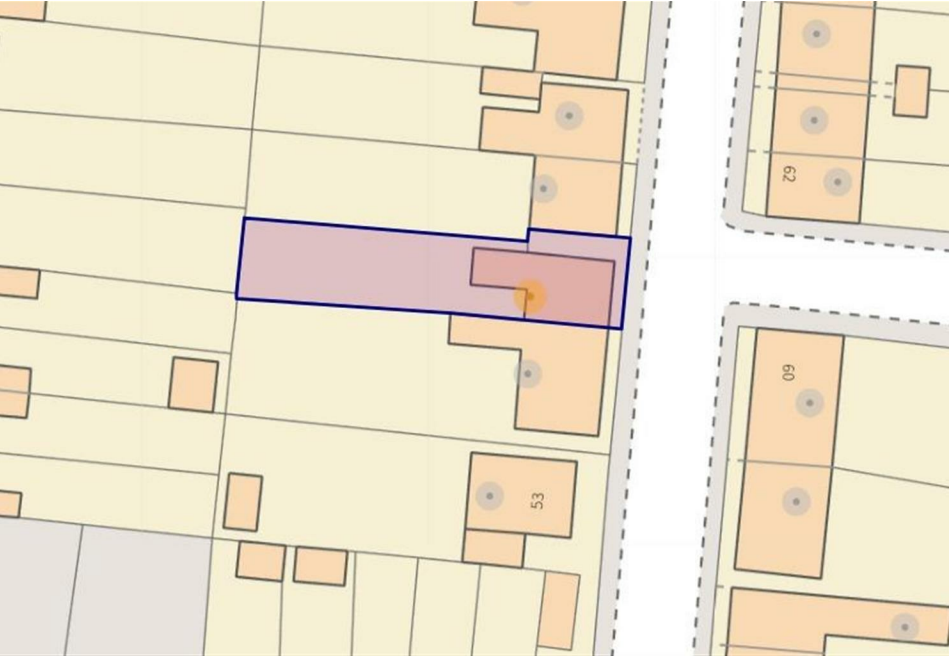
The third bedroom gives access to bathroom, double glazed window to side and doorway to Bathroom

BATHROOM

4'11" x 7'11" (1.5m x 2.43m)
Having double glazed window to rear

OUTSIDE

Front court and shared pathway to rear gate which gives access to rear garden



call to view 01536 418100

