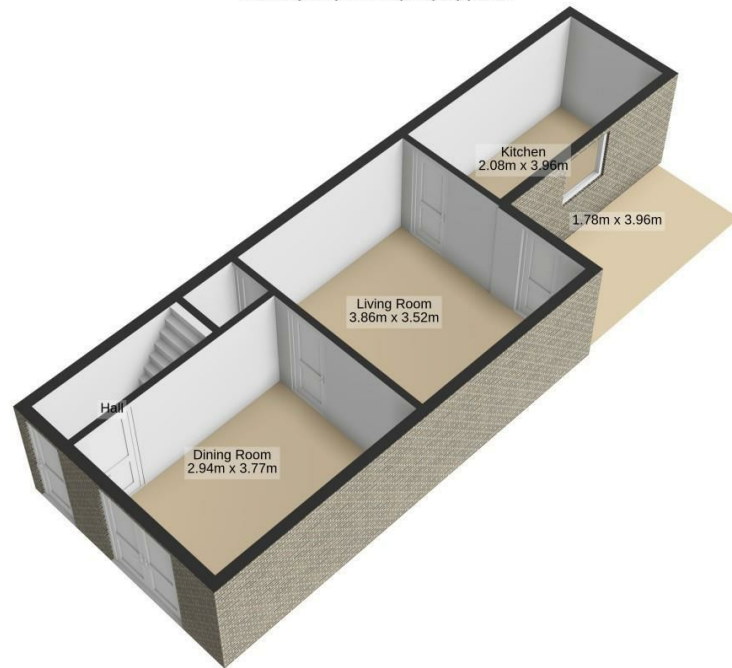
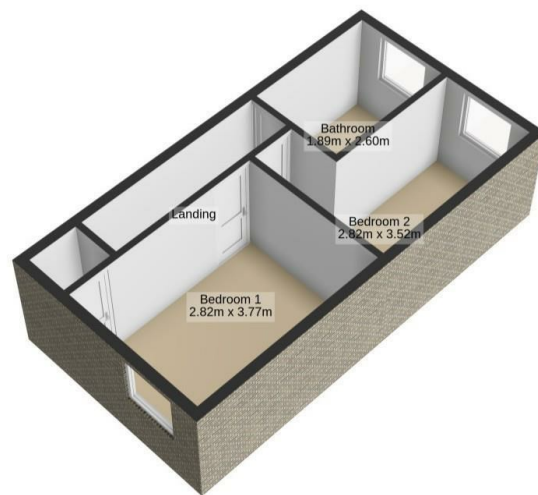


Coronation Avenue, Rothwell NN14 6DG

Ground Floor
391 sq.ft. (36.4 sq.m.) approx.



1st Floor
294 sq.ft. (27.3 sq.m.) approx.



Total Floor Area : 685 sq.ft. (63.6 sq.m.) approx.



Coronation Avenue, Rothwell NN14 6DG

- Two bedrooms
- Off road Parking
- Two separate reception rooms
- Refitted kitchen
- Pleasant enclosed rear garden
- Well Presented throughout

PRICE
£925 Per
PER MONTH

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 'To Let' is this well presented two bedroom terrace house, set back from the main road and offering PARKING for two cars. The house is gas central heated and Upvc double glazed with other benefits to include two separate reception rooms, refitted kitchen and bathroom suites and a pleasant enclosed rear garden. the overall accommodation comprises of Lounge, separate dining room and kitchen. The first floor offers two bedrooms and a good sized bathroom. Outside is off road parking for two cars and a small low maintenance front garden, plus a larger enclosed rear garden. Viewing is recommended.

ENTRANCE

Via obscured Upvc double glazed composite door into Dining Room

LOUNGE/DINING ROOM

12'7" x 11'6" (3.86m x 3.52m)

Having wood stripped flooring, feature radiator, doorway to Kitchen, understairs storage cupboard and glazed panelled door to Lounge/Sitting Room

KITCHEN

6'9" x 12'11" (2.08m x 3.96m)

Refitted high gloss, high and base level cupboard units with drawer space and work tops having tiled surrounds, one and half bowl single drainer sink unit with mixer tap, built in four ring gas hob with electric oven and extractor fan above, appliance space to include plumbing for automatic washing machine, further appliance space to include space for tall fridge/freezer, Upvc double glazed window to side, laminated wood block style flooring, wall mounted chrome heated radiator, wall mounted boiler

LOUNGE/SITTING ROOM/DINING ROOM

9'7" x 12'4" (2.94m x 3.77m)

Having Upvc double glazed French style double doors with Juliet balcony offering outlook to rear garden, continuation of wood strip flooring, feature radiator, dado rails, panelled door to Rear Hallway

REAR HALL

Having obscured Upvc double glazed door giving access to rear garden, continuation of wood strip flooring, stair case raising to first floor landing

LANDING

Having panelled doors to Two Bedrooms and refitted bathroom, single panelled radiator, loft hatch

BEDROOM ONE

9'3" x 12'4" (2.82m x 3.77m)

Having Upvc double glazed window to rear, single panelled radiator, built in over stairs wardrobe/airing cupboard

BEDROOM TWO

9'3" x 11'6" (2.82m x 3.52m)

Having Upvc double glazed window to front and single panelled radiator

BATHROOM

6'2" x 8'6" (1.89m x 2.60m)

Refitted three piece suite comprising of pedestal wash hand basin, close coupled Wc and panelled bath with shower and screen over, complimentary tiling to walls, obscured Upvc double glazed window to front, wall mounted heated towel rail/radiator, extractor fan and spot lights

OUTSIDE FRONT

The front offers a shared driveway giving access to private gravel and concrete drive with parking for two vehicles, the remainder of the front garden is gravelled for low maintenance with raised flower beds and enclosed by panelled fencing - gate to small paved courtyard area giving access to main entrance door, outside tap and outside power points

OUTSIDE REAR

The rear garden is South facing and offers steps down from the property onto an immediate paved patio area stepping onto shaped lawn with pathway to timber shed, gravel areas with shrub and flowers beds, rear gate to shared rear pathway, the rear garden is enclosed by panelled fencing



call to view 01536 418100

