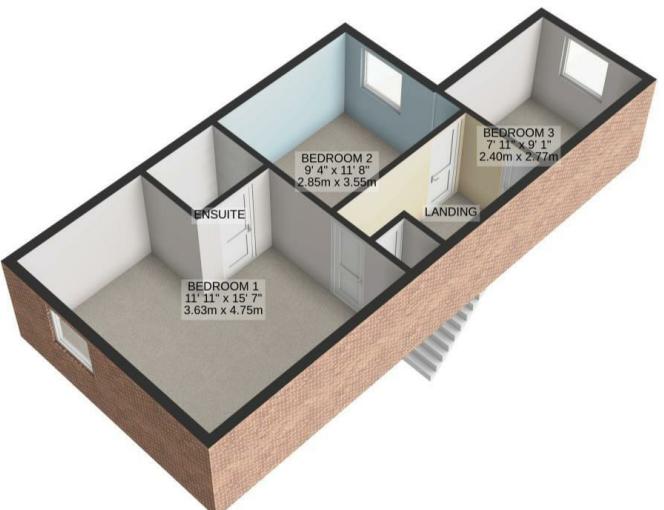


## Cross Street, Rothwell NN14 6DD

GROUND FLOOR  
476 sq.ft. (44.3 sq.m.) approx.



1ST FLOOR  
444 sq.ft. (41.3 sq.m.) approx.



TOTAL FLOOR AREA : 921 sq.ft. (85.5 sq.m.) approx.

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.



## Cross Street, Rothwell NN14 6DD

- Three bedrooms
- CHAIN FREE
- Spacious Lounge/Dining Room
- Ensuite to main bedroom
- Well presented
- Enclosed rear garden

PRICE  
£190,000  
CHAIN FREE

\*\*IN PERSON AND VIDEO VIEWINGS AVAILABLE OF PROPERTY \*\*NO CHAIN - A THREE bedroom terrace property situated on a popular street, within close distance to the town centre, shops and local schools. The house offers a pleasant front court and larger enclosed rear garden with other benefits to include well presented kitchen and bathroom suites and an ensuite shower room (no toilet) to the main bedroom. The overall accommodation comprises entrance hall, spacious Lounge/Diner room, kitchen and downstairs bathroom. The first floor offers three bedrooms with the main room benefiting from the aforementioned ensuite. Outside is the front court and enclosed rear garden.

#### ENTRANCE HALL

Via double glazed panelled door, stair case rising to first floor landing, radiator, deep skirting boards, laminated wood block style flooring and doors leading to Lounge/Dining Room

#### LOUNGE/DINING ROOM

24'4" x 10'7" (7.42m x 3.23m)

Having double glazed window to front with radiator under, open feature fire place with wood burner, deep skirting boards, continuation of laminated wood block style flooring leading through to dining areas, further double glazed window and radiator to the rear and radiator under, panelled door to Kitchen

#### KITCHEN

8'11" x 7'10" (2.72m x 2.39m)

Refitted kitchen comprising high gloss high and base units with work surfaces, integrated appliances to include oven and electric hob with extractor hood over, further appliance space with plumbing for washing machine, door to large storage cupboard, door to large understairs cupboard, double glazed window to the side and door to rear Lobby.

#### REAR LOBBY

Having Double glazed door to the rear garden and space for fridge/ freezer, door to Bathroom

#### BATHROOM

Refitted three piece suite comprising panelled bath with shower attachment and screen over, high gloss vanity wash hand basin, low level WC, heated towel rail, full tiling to walls and floor and obscured double glazed window to the rear

#### LANDING

Having doors to Three Bedrooms, plus door to airing cupboard, access to loft space with retractable ladder and lighting

#### BEDROOM ONE

15'8" x 12'0" (4.78m x 3.66m)

Having double glazed window to the front, with radiator under and door to En-Suite.

#### EN-SUITE

Shower Room comprising shower cubicle, wash hand basin with cupboards under and heated towel rail/radiator

#### BEDROOM TWO

11'8" x 9'8" (3.58m x 2.95m)

Having double glazed window to the rear over looking rear garden with radiator under

#### BEDROOM THREE

8'9" x 7'10" (2.67m x 2.39m)

Having double glazed window to the rear over looking rear garden with radiator under.

#### OUTSIDE FRONT

Small front court with steps to front door, low retaining brick wall and shared passageway to rear

#### OUTSIDE REAR

The rear garden is mainly laid to lawn with immediate paved patio area and a gravelled area to the rear for further seating and fully enclosed with timber fencing.



call to view 01536 418100

