



## Gladstone Street, Rothwell NN14 6ER

- Three Bedrooms (one double + 2 Singles)
- Extended Kitchen/Diner
- Does require some cosmetic updating
- Upvc Double Glazed
- Gas Central Heated
- NO CHAIN

PRICE  
**£148,000**  
OFFERS IN EXCESS  
OF

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 with NO CHAIN is this EXTENDED THREE BEDROOM OFFERED (one double bedroom and two singles). Property does require some cosmetic updating. Gas central heating and Upvc double glazed windows and doors. Entrance opening into Lounge/sitting room, extended 18'6" refitted Kitchen/Dining Room with built in cooking facilities. Landing to three Bedrooms and refitted Bathroom. The property also includes an enclosed courtyard and occupies a cul-de-sac like position (opposite Junior School) and convenient for Town Centre

**LOUNGE/SITTING ROOM**

11'5" x 10'5" (3.48 x 3.18)  
Having Upvc double glazed window to front, double panelled radiator and doorway to Inner lobby with stairs to first floor landing and doorway to Kitchen/Dining Room

**KITCHEN/DINING ROOM**

18'6" x 11'6" (5.64 x 3.51)  
Offering a range of high and base level cupboard units with work surface areas with tiled surrounds, sink unit, electric oven, four ring gas hob and extractor. Further appliance space to include plumbing for automatic washing machine, area for tall fridge / freezer and uPVC double glazed window and timber/glazed panel door to rear garden. Single panelled radiator and door to under stair cupboard

**LANDING**

Having doors to three Bedrooms and Bathroom. Loft hatch.

**DOUBLE BEDROOM ONE**

11'6" x 10'8" (3.51 x 3.25)  
Having Upvc double glazed window to front and single panelled radiator. Built in Airing cupboard with shelving

**SINGLE BEDROOM TWO**

10'1" x 5'5" (3.07 x 1.65)  
Having Upvc double glazed window to rear elevation, single panelled radiator

**BEDROOM THREE**

13'7" x 5'4" into recess (4.14 x 1.63 into recess)  
Having uPVC double glazed window to un-overlooked rear and single panelled radiator.

**BATHROOM**

Three piece suite comprising of panel bath, pedestal wash hand basin and WC

**OUTSIDE REAR**

Westerly facing low maintenance rear garden, the rear garden is enclosed by brick wall and panelled fencing with side gate leading to front of the property

