

Well Lane, Rothwell NN14 6DQ

1ST FLOOR
237 sq.ft. (22.0 sq.m.) approx.



TOTAL FLOOR AREA : 474 sq.ft. (44.0 sq.m.) approx.

GROUND FLOOR
237 sq.ft. (22.0 sq.m.) approx.



Well Lane, Rothwell NN14 6DQ

- Two Bedrooms - Including Cot Room
- Gas Central Heated
- Double Glazed
- Good Size Rear Garden
- NO CHAIN

PRICE
£154,950

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.



23 High Street, Rothwell
01536 418100
info@simonac.co.uk
simonac.co.uk



****IN PERSON AND VIDEO VIEWINGS AVAILABLE **** Offered to the market with NO CHAIN, is this well presented two** bedroom (including box room/study) terrace cottage with front court and sizeable cottage garden to rear including shed. The accommodation, which is gas central heated and double glazed, comprises Entrance into Lounge sitting room with ornate feature fire surround and open plan to fitted Kitchen. Landing offers Bathroom, one double bedroom and ** Study/Box room as bedroom two. Near to town centre. Approx floor area 50 sq.m/538 sq.ft

ENTRANCE

Opaque Upvc double glazed panel door opening to lounge area.

LOUNGE

10'5" min x 11'0" (3.20m min x 3.37m)

Upvc double glazed window to front, impressive feature fire place with cast iron grate and tile inset with wood surround. Fitted double cupboard housing meters and providing TV / Stereo display plinth. Double panelled radiator. Laminated wood block style flooring, and walk through to open plan kitchen area.

KITCHEN

11'9" x 11'8" max (3.60m x 3.57m max)

High and base level cupboard units with drawer space and work tops. Tiled surrounds, built in oven, four ring electric hob and concealed extractor. Further appliance space. Tiled floor, Belfast style sink with mixer tap. Upvc double glazed door and window to rear garden.

LANDING

Having doors to two bedroom and bathroom .

BEDROOM ONE

10'7" x 10'5" (3.25m x 3.20m)

Upvc double glazed window to front overlooking recreation area. Ornate cast iron fire place, double wardrobes and single panelled radiator.

BEDROOM TWO/COT ROOM

8'9" x 5'5" (2.68m x 1.67m)

Upvc double glazed window to rear, double panelled radiator and over stair double wardrobe with cupboard over.

BATHROOM

Re-fitted pedestal wash hand basin, close coupled WC and panel bath

OUTSIDE REAR

Front court area and rear garden extends approx 60ft in length, and privately secluded. Made up of raised rockery and flower beds, paving and grass area. Timber shed

DIRECTIONAL NOTE

Take a left out of the Rothwell office, right at the roundabout onto Bridge Street, continue through the town on to Glendon Road taking the first right into Well lane where the property can be located on the right hand side opposite the park



call to view 01536 418100

