



The Maltings, Rothwell NN14 6JZ

- Two Bedrooms
- Period Cottage
- NO CHAIN
- Parking & Courtyard
- Modern Bathroom and Kitchen

PRICE
£200,000
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.



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



The Maltings, Rothwell NN14 6JZ

PRICE £200,000 FREEHOLD

Delightful period cottage set in a lovely Historic courtyard setting. WITH PARKING and offered with NO CHAIN. Gas central heated and comprising Porch to Lounge/sitting room and kitchen. modern Bathroom and TWO good size bedrooms. The property boasts a wealth of Period features. Outside there is a court yard, lower basement storage area off road parking. Located convenient for the Town Center

ENTER

Via wooden block door to front into Entrance Porch

ENTRANCE PORCH

Windows to front, additional storage to front with cloakroom area, wooden panelled door to Lounge/Dining Room

LOUNGE/DINING ROOM

16'6" x 9'1" (5.05m x 2.78m)
Window to front with secondary double glazing, doors to Bedroom One and door to Inner Hall leading to Bathroom and Bedroom Two, door to Kitchen, fitted wooden fire surround with marble hearth and fitted gas fire, radiator, wood laminated flooring, space for dining table

KITCHEN

7'11" x 6'10" (2.43m x 2.09m)
Window to front with secondary double glazing, a range of modern recently fitted units at base and eye level with wood block style work tops, stainless steel sink and half drainer, tiling to all water sensitive areas, built in appliances to include electric oven and electric hob with extractor fan over, plumbing for automatic washing machine/dishwasher, radiator

BEDROOM ONE

9'4" x 10'11" (2.87m x 3.33m)
Window to front with secondary double glazing, radiator, built in wardrobe

INNER HALLWAY

Door to Bedroom Two and Bathroom, with additional door to storage cupboard and plumbing for automatic washing machine

BEDROOM TWO

10'11" x 6'9" (3.33m x 2.06m)
Window to front with secondary double glazing, radiator

BATHROOM

Obscured window to front, three piece suite comprising of panelled bath with chrome mains shower and glass shower screen, low level Wc, pedestal wash hand basin with tiling to all water sensitive areas, radiator, inset spot lights to ceiling

OUTSIDE COURTYARD

Enclosed cottage style courtyard with flag stone finish, enclosed with wooden fenced perimeter and gravel borders and gated access to front

PARKING

Allocated parking to front onto gravel driveway with parking for one

DIRECTIONAL NOTE

Take a left out of the Rothwell office, continue over the roundabout where the property can be located on the left hand side in the driveway before the bus shelter



call to view 01536 418100

