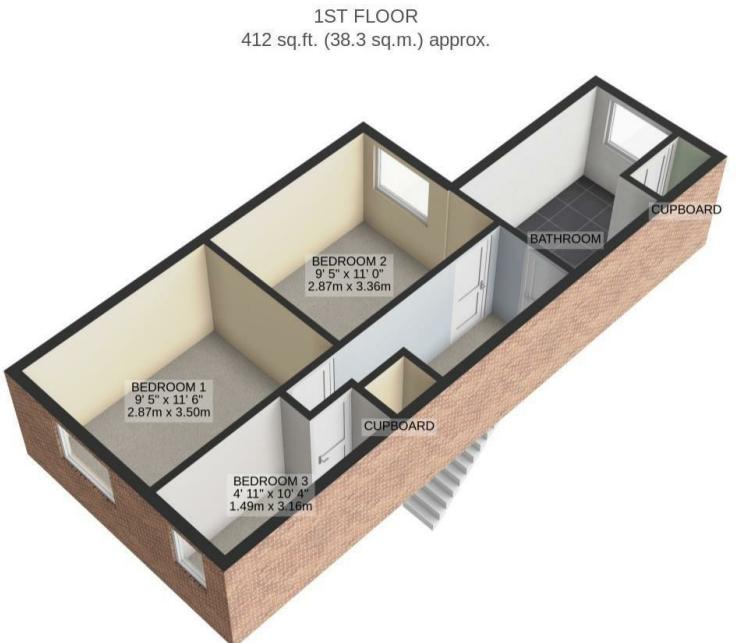


# Littlewood Street, Rothwell NN14 6DU



## Littlewood Street, Rothwell NN14 6DU

- Three bedrooms
- No CHAIN
- Enclosed rear garden
- Gas central heated
- Good size House

PRICE  
£185,000  
CHAIN FREE

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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**SIMON & CO.**  
ESTATE AGENTS

\*\*IN PERSON AND VIDEO VIEWINGS AVAILABLE \*\* OFFERED WITH NO CHAIN is Three bedroom (two double and small single/study) end of terrace house comprising; Entrance hall, through Lounge Dining room and Updated kitchen breakfast room. First floor offers three bedrooms and four piece family bathroom/shower room. Outside to the rear is a private and enclosed garden. Further benefits include double glazing and gas central heating.

Approx. floor area 82 sq. m (883 sq.ft)

## ENTRANCE HALL

Porch to Entrance Hall with Radiator and stairs rising to Lounge/Dining Room

## LOUNGE/DINING ROOM

6.88m x 3.10m  
Upvc double glazed window to front aspect. Upvc double glazed window to rear aspect, open fire with tiled surround, coving to ceiling, dado rail, two radiators, wood effect flooring, door to Kitchen/Breakfast Room

## KITCHEN/BREAKFAST ROOM

5.11m x 2.44m  
A refitted range of base and eye level units incorporating sink and drainer with mixer tap over, space for oven and hob, space and plumbing for automatic washing machine, space and plumbing for dish washer, pantry with power and light connected, wood effect floor, radiator, Upvc double glazed window to side aspect, Upvc double glazed door to side

## LANDING

Storage cupboard, access to loft, doors to Three Bedrooms and Bathroom

## BEDROOM ONE

3.23m x 3.07m  
Upvc double glazed window to front aspect, fitted wardrobes, strip floor, radiator

## BEDROOM TWO

3.43m x 2.46m  
Upvc double glazed window to rear aspect, radiator.

## BEDROOM THREE/STUDY

2.31m x 1.50m  
Upvc double glazed window to front aspect, radiator

## BATHROOM

Three piece suite comprising low level WC, wash hand basin, shower cubicle, bath, tiling to splash back areas, obscure Upvc double glazed window to rear aspect, airing cupboard, radiator, strip floor

## OUTSIDE REAR

Paved patio, raised lawn area, gated side access, enclosed by timber fencing, brick storage barn to rear.

## DIRECTIONAL NOTE

Take a left out of the Rothwell office, right at the roundabout onto Bridge Street, continue into Glendon Road taking the first left into Rock Hill, continue into Rushton Road taking the second right into Littlewood Street where the property can be located on the left hand side



call to view 01536 418100

