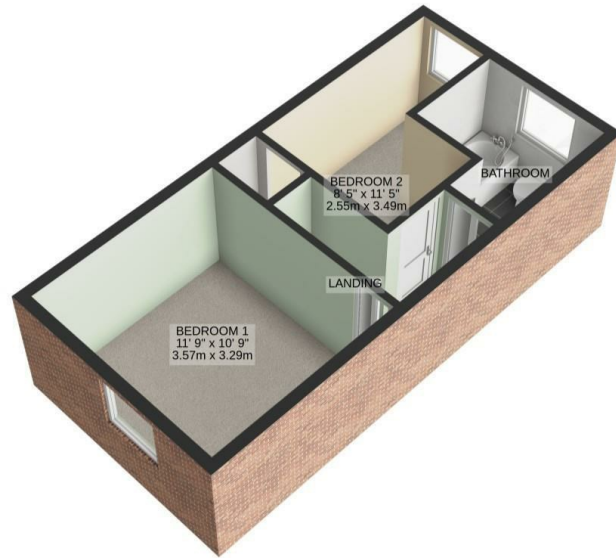


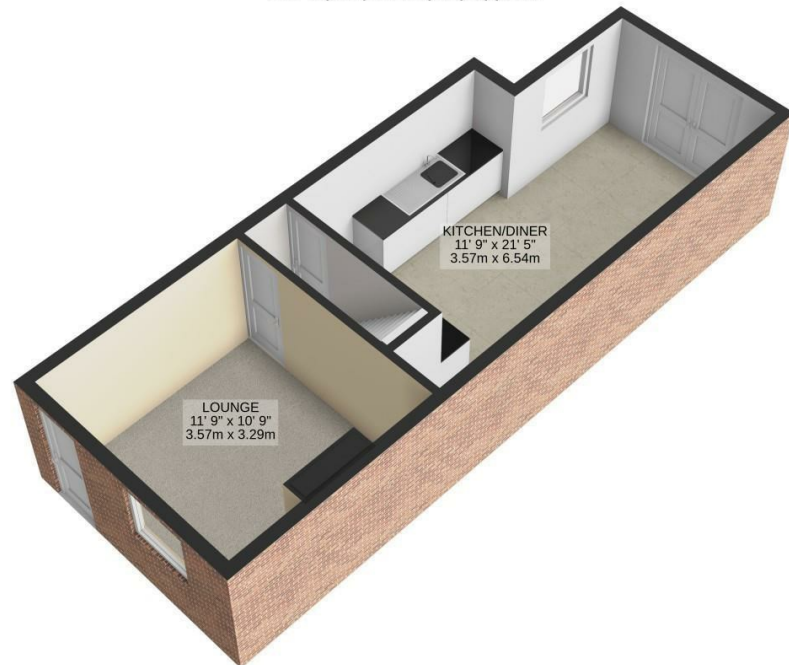
## New Street, Rothwell NN14 6EU

1ST FLOOR  
293 sq.ft. (27.2 sq.m.) approx.



TOTAL FLOOR AREA : 650 sq.ft. (60.4 sq.m.) approx.

GROUND FLOOR  
357 sq.ft. (33.2 sq.m.) approx.



## New Street, Rothwell NN14 6EU

- Two Bedrooms (one double and one single)
- NO CHAIN
- Enclosed rear garden
- Extended Kitchen/Dining Room

PRICE  
**£150,000**  
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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**\*\* IN PERSON VIEWINGS AND VIDEO VIEW AVAILABLE \*\*** Offered with NO CHAIN is this extended two bedroom (one double & one single) end of terrace property, situation just off the town centre and within a short walk of the local schools. The house offers gas central heating and double glazing and other benefits include a spacious kitchen/dining room and good sized garden. The overall accommodation comprises Lounge and extended kitchen/dining room. To the first floor is two bedrooms (one double and one single) and the bathroom. Outside is the enclosed rear garden.

**ENTER**

Via Upvc double glazed door into Lounge/Sitting Room

**LOUNGE/SITTING ROOM**

11'8 x 10'10 (3.56m x 3.30m)

Having Upvc double glazed window to front and double panelled radiator, ceiling coving, exposed brick feature fire place, door to Inner Hall

**INNER HALL**

Having stair case raising to first floor landing, stable effect door to extended Kitchen/Dining Room

**KITCHEN/DINING ROOM**

18'10 x 11'8 (5.74m x 3.56m )

Extended room with a range of high and base level cupboard units with drawer space and work surface areas, stainless steel single bowl single drainer sink unit with mixer tap, appliance space including plumbing for automatic washing machine, plus ample further appliance space, double panelled radiator, free standing range cooker (to be replaced by landlord) ceramic tiled flooring throughout, ceiling spot lights, Upvc double glazed window to side and Upvc double glazed French doors opening into rear garden

**LANDING**

Having doors to Two Bedrooms (one double and one single) and Bathroom

**BEDROOM ONE**

11'8 x 10'10 (3.56m x 3.30m )

Double room having Upvc double glazed window to front, double panelled radiator and ceiling coving

**BEDROOM TWO**

11'4 max x 7'10 max (3.45m max x 2.39m max )

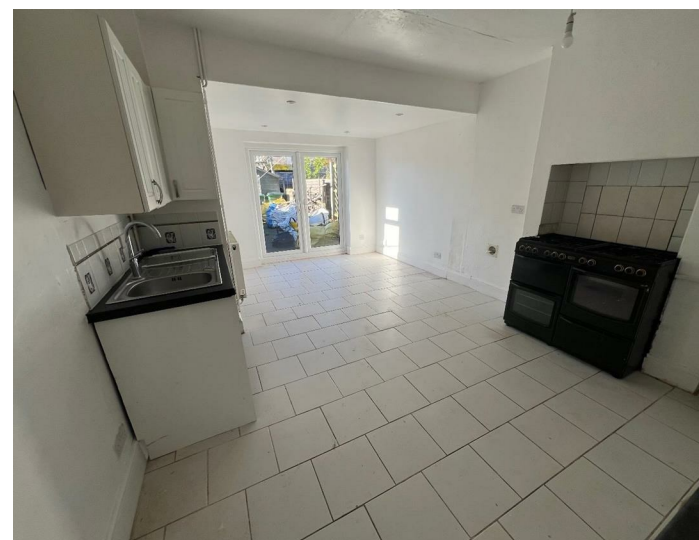
Single L-Shaped room with Upvc double glazed window to rear and single panelled radiator, built in wardrobe

**BATHROOM**

Having three piece suite comprising vanity wash hand basin, close coupled Wc and twin grip panelled bath with complimentary tiling and shower over, obscured double glazed window to rear, ceramic tiled flooring, double panelled radiator, wall mounted combination boiler

**OUTSIDE REAR**

Having immediate paved patio, garden shed and further concrete and patio area, all designed for low maintenance and enclosed by a combination of timber panelled fencing and retaining wall with gated access to shared pathway and side entrance to the front of the property



call to view 01536 418100

