



TOTAL FLOOR AREA : 1071 sq.ft. (99.5 sq.m.) approx.

GROUND FLOOR
543 sq.ft. (50.4 sq.m.) approx.



Ragsdale Street, Rothwell NN14 6DE

- Three bedrooms
- Refurbishment Opportunity
- Large Westerly aspect rear Garden
- Gas central heated
- Parking space
- Vacant possession

PRICE
£240,000
PRICE GUIDE

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 ** Great Refurbishment Opportunity of this mature three bedroom bay fronted detached home with parking area and approx 30m Westerly aspect rear garden. The property does require a full refurbishment programme, yet it offers excellent potential and is gas-central heated (boiler Aug 2011). Reception Hall, kitchen area, and two reception rooms. Landing to three bedrooms and a bathroom. Full vacant possession.

PLEASE NOTE - Regarding Front image; Garage since removed and waiting for the updated image once site area cleared

PORCH

Having opaque glazed and panelled door to Reception Hall

RECEPTION HALL

Having tiled floor, stair case raising to first floor landing, double panelled radiator and doors to Kitchen Area, Two Reception Rooms

LOUNGE/SITTING ROOM

12'0" x 13'1" into bay window (3.68m x 4m into bay window)
Bay window to front, tiled fire surround and picture rails

DINING ROOM/SITTING ROOM

13'10" x 12'2" (4.22m x 3.72m)
Having glazed door and windows offering outlook and access to Westerly aspect rear garden, two double panelled radiators and tiled fire surround

KITCHEN AREA

9'4" x 6'11" (2.85m x 2.12m)
Having window to rear and glazed/timber door to side, wall mounted (Ideal Logic) boiler, sink unit, pantry cupboard

LANDING

Having panelled doors to Three Bedrooms and Bathroom, window to side

BEDROOM ONE

12'0" x 13'1" into bay (3.68m x 4m into bay)
Having bay window to front and double panelled radiator, tiled fire surround and picture rails

BEDROOM TWO

13'10" x 12'2" (4.22m x 3.72m)

Having window to rear, double panelled radiator under and picture rails

BEDROOM THREE

7'10" x 6'11" (2.41m x 2.11m)

Having window to front, radiator and picture rails

BATHROOM

Comprising panelled bath, toiler and wash hand basin, opaque window to rear and single panelled radiator

OUTSIDE FRONT

Front court, pathway to front entrance, side of property and good size rear garden

OUTSIDE REAR

Enjoying a Westerly private aspect

AGENT NOTE

Please see red line around the property on our photos - the garage is being knocked down and area will be left for vehicle parking - neighbours have purchased the rest of the land as shown



call to view 01536 418100

