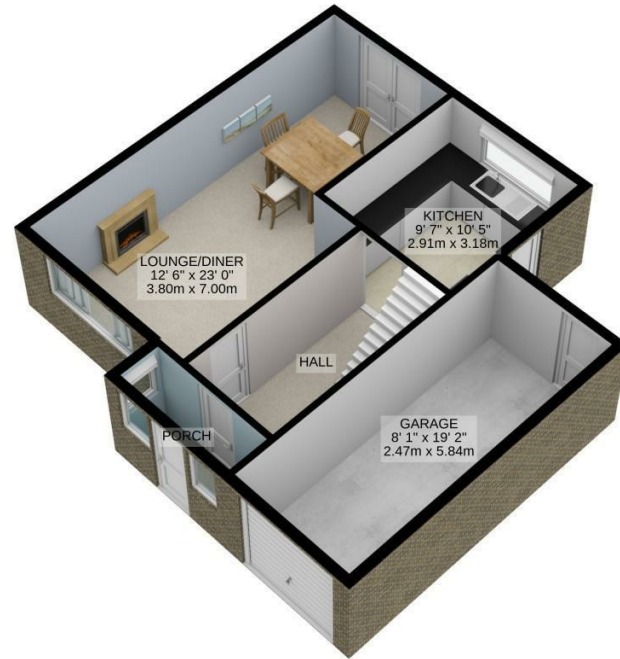
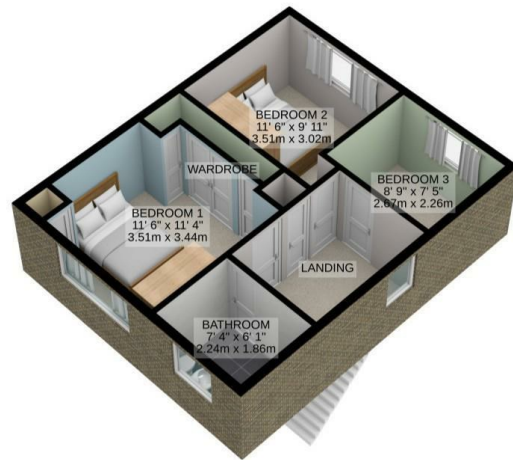


Littlewood Street, Rothwell NN14 6DX

GROUND FLOOR
609 sq.ft. (56.6 sq.m.) approx.



1ST FLOOR
434 sq.ft. (40.3 sq.m.) approx.



TOTAL FLOOR AREA : 1042 sq.ft. (96.8 sq.m.) approx.



Littlewood Street, Rothwell NN14 6DX

- Three Bedrooms
- Good size South aspect rear garden
- Larger than average Garage
- All well presented

PRICE
£250,000
FREEHOLD

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 **** Good size three bedroom detached Family home with off road parking for several plus longer than average Garage and Southerly aspect rear garden. Offered to the market with a Guide Price of £250,000 to £260,000 - all offers and interest invited. Gas central heated and double glazed Entrance Porch to reception hall, Lounge/dining room and re-fitted Kitchen. Landing three bedrooms and modern bathroom with shower over. Recommended

ENTRANCE PORCH

opaque glazed and timber panelled door having windows to side, tiled floor and further glazed/timber door to Reception Hall

RECEPTION HALL

Having stair case raising to first floor landing with natural wood and panelling to good size under stairs storage cupboard double paneled radiator and doorways to Lounge/Dining Room and refitted Kitchen

LOUNGE/DINING ROOM

22'11" x 12'10" narrowing to 9'3" (7m x 3.93m narrowing to 2.82m) Good sized open plan area with double glazed window to front and double panelled radiator under, feature fire surround with marble hearth and inset, Upvc double glazed double doors offering outlook and access to South Facing rear garden with external awning, further single panelled radiator and ceiling coving, serving hatch from Kitchen

KITCHEN

10'0" x 9'7" (3.07m x 2.94m) Offering a comprehensive range of modern refitted high and base level cupboard units with drawer space and work tops having full tiled surrounds, inset four ring electric hob and extractor as well built in double oven, further appliance space to include plumbing for automatic washing machine, single drainer sink unit with mixer tap, double glazed window to rear and opaque double glazed door to side

LANDING

Having paneled doors to Three Bedrooms, refitted Bathroom and airing cupboard with clothes hanging and shelving, Upvc double glazed window to side, loft hatch and power point

BEDROOM ONE

11'6" x 11'1" (3.53m x 3.4m) To front of full height and length fitted wardrobes providing extensive range of clothes hanging space and leading round to higher cupboards and double bed recess having bedside cabinets, double glazed window to front, single panelled radiator

BEDROOM TWO

10'11" min x 9'11" (3.33m min x 3.03m) Having double glazed window to rear having rooftop views towards countryside and single panelled radiator

BEDROOM THREE

7'3" x 8'1" (2.21m x 2.47m) Having double glazed window to rear with rooftop views over countryside, single panelled radiator and laminated wood block style flooring

BATHROOM

Three piece suite comprising close coupled Wc, wash hand basin and panelled bath with shower and screen over, complimentary tiled surrounds, opaque double glazed window to front and heated towel rail/radiator

OUTSIDE FRONT

the property enjoys the benefit extensive off road parking leading to larger than average garage, front entrance door and side gate leading to South Facing Rear Garden

TANDEM GARAGE

19'11" in length (6.09m in length) With up and over door, power and lighting connected, personal door to rear garden

OUTSIDE REAR

The rear garden is South Facing and an additional feature to the property extending approximately 65ft in length having immediate raised patio leading to a majority of lawn garden edged with gravel borders and inset shrub and flower beds, timber shed and greenhouse



call to view 01536 418100

