

Crispin Street, Rothwell NN14 6DA

GROUND FLOOR
452 sq.ft. (42.0 sq.m.) approx.



TOTAL FLOOR AREA : 919 sq.ft. (85.4 sq.m.) approx.



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- Three bedrooms
- Good size South aspect rear garden
- Well presented

PRICE
£182,500
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 bay fronted Victorian terrace house with front court and rear garden. Gas central heated and double glazed. Entrance Porch and Hallway,, through Lounge/dining room and kitchen with double doors opening on to sizable South aspect rear garden. Landing to three bedroom and Bathroom.

PORCH

via double glazed panelled door, with having immediate door to Reception Hall

RECEPTION HALL

Having original Victorian tiled flooring, stair case raising to first floor landing and panelled door to Lounge/Dining Room

LOUNGE/DINING ROOM

14'1" x 10'2" in lounge area and 11'9" x 10'2" in (4.3m x 3.1m in lounge area and 3.6m x 3.1 in the d)
Having double glazed square bay window to front, feature fire with marble hearth and inset, double panelled radiator, double glazed window to rear and further single panelled radiator, panelled door to extended Kitchen

KITCHEN

14'9" x 8'6" (4.5m x 2.6m)
Offering a range of refitted high and base level cupboard units with drawer space and work tops having tiled surrounds, inset one and half bowl sink unit with mixer tap, built in double oven, four ring gas hob and extractor over, as well as additional appliance space to include plumbing for automatic washing machine and space for slim line dishwasher, panelled door to under stairs shelved pantry cupboard, double glazed window to side and double glazed French style double doors offering outlook and access to Southerly aspect rear garden

LANDING

Having panelled doors to Three Bedrooms and Bathroom

BEDROOM ONE

13'1" x 12'1" (4m x 3.7m)
Having double glazed window to front, two double fitted wardrobes providing extensive range of clothes hanging and shelving space, radiator

BEDROOM TWO

12'1" x 9'6" (3.7m x 2.9m)
Having double glazed window to rear and radiator

BEDROOM THREE

9'2" max x 8'6" (2.8m max x 2.6m)
Having double glazed window to rear and radiator

BATHROOM

Comprising panelled bath with shower fitment over, pedestal wash hand basin and Wc, opaque double glazed window to side

OUTSIDE FRONT

To the front there is a gated front court to entrance porch, shared side passageway to enclosed rear garden

OUTSIDE REAR

The rear garden is a good size with large paved patio, pathway leading timber shed, good size lawn garden, enclosed and having a Southerly aspect



call to view 01536 418100

