



Swithens Street | Rothwell | LS26 0BU

£175,000

Two bedroom semi-detached | Council Tax Band B | EPC Rating D

**Emsleys** | estate agents

\*\*\*JANUARY SALE!!! PRICE WAS £180,000, PRICE NOW £ 175,000 SAVING £5,000! FOR A LIMITED PERIOD ONLY! CALL NOW TO BOOK YOUR VIEWING!\*\*\*

\*\*\*VACANT POSSESSION & NO CHAIN. DRIVE & GARAGE. CLOSE TO AMENITIES.\*\*\*

An excellent opportunity to acquire a well-proportioned two-bedroom semi-detached house, situated in a popular location with convenient access to public transport links and a range of local amenities. Upon entering, you will find a spacious reception room that provides a welcoming space, perfect for both relaxing and entertaining guests. The home features a well-appointed kitchen, designed for functionality and ease of use with access to a cellar. Upstairs, there are two good-sized bedrooms and a bathroom, thoughtfully laid out to maximise comfort and convenience.

The property has gas central heating and PVCu double glazing, and externally, the home boasts off-street parking as well as a single garage, providing ample space for vehicles and additional storage needs.

Located within easy reach of various local amenities, including shops, schools, and leisure facilities, this property presents an enviable blend of suburban everyday convenience. Excellent public transport connections make commuting straightforward, while the surrounding area offers various opportunities for recreation and socialising.

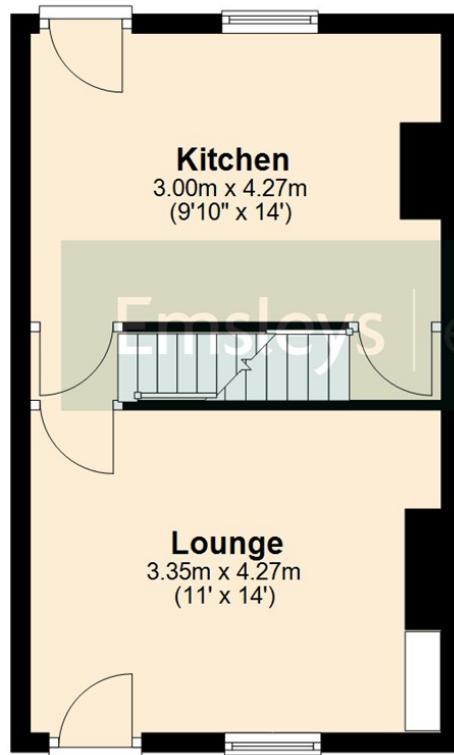
With its appealing layout, practical features, and popular location, this semi-detached house represents an excellent opportunity for buyers seeking a well-maintained and conveniently situated home. Early viewing is highly recommended to fully appreciate what this charming property has to offer.





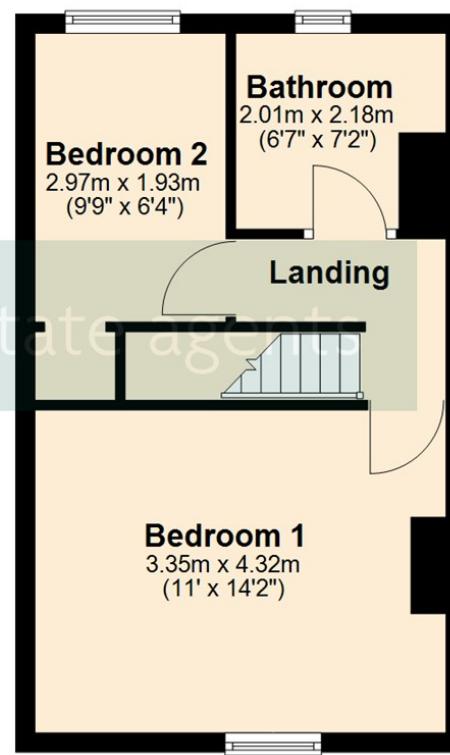
## Ground Floor

Approx. 31.0 sq. metres (333.4 sq. feet)



## First Floor

Approx. 30.9 sq. metres (332.1 sq. feet)



Total area: approx. 61.8 sq. metres (665.6 sq. feet)

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.