



Commercial Street | Rothwell | LS26 0QD

£240,000

Three double bedroom terrace | Council Tax Band B | EPC Rating D

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WELL PRESENTED. LARGE ROOMS. MODERN KITCHEN. EXCELLENT LOCATION FOR AMENITIES.

A charming terraced house set in a highly sought-after location. The property is in good condition, ready for a new owner to move in and make it their own.

The house boasts a generously proportioned reception room, perfect for relaxing or entertaining guests. One of the home's unique features is its charming fireplace, adding a touch of character and making the room a warm and inviting space.

The property also offers a functional modern fitted kitchen, equipped to meet all your culinary needs. Whether you love cooking or simply need a practical space for preparing daily meals, this kitchen will not disappoint.

Providing three bedrooms, offering ample living space for a family or for hosting guests. Each bedroom is well-sized, ensuring comfort and privacy for all occupants. The property is also equipped with a bathroom, providing modern conveniences and further adding to the overall comfort of the home.

The location of this house is one of its main selling points. It is well-connected with public transport links, making it easy to travel to and from. Local amenities, including shops and restaurants, are within easy reach, adding to the convenience of living here. For those who enjoy outdoor leisure, nearby parks offer perfect spots for walks and picnics. The area also features historical elements, adding a sense of charm and character to the neighbourhood.

Having gas central heating, PVCu double glazing and shared communal garden to the rear.

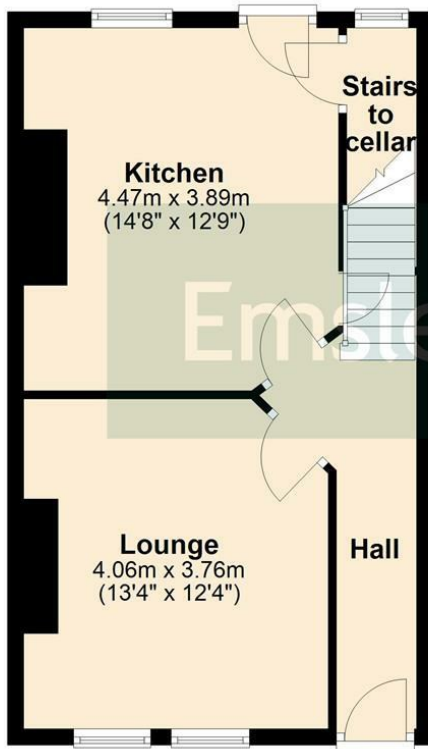
In conclusion, this terraced house is a gem, combining good condition, ample living space, and a great location. It could be the ideal home you've been looking for.





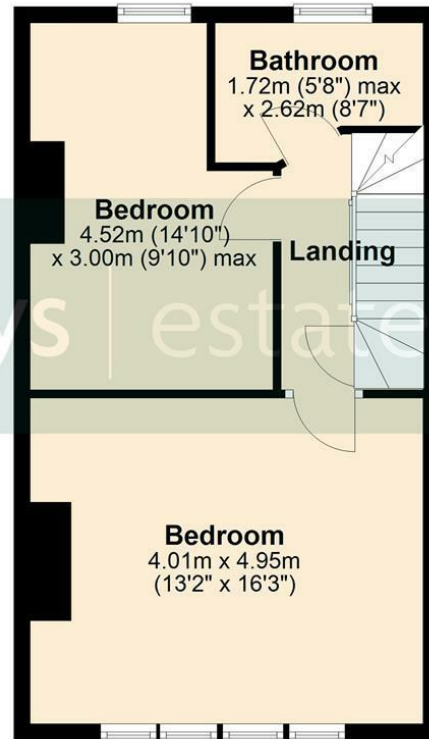
Ground Floor

Approx. 41.9 sq. metres (450.6 sq. feet)



First Floor

Approx. 42.3 sq. metres (455.1 sq. feet)



Second Floor

Approx. 30.7 sq. metres (330.9 sq. feet)



Total area: approx. 114.9 sq. metres (1236.7 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.



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