



Middleton Lane | Rothwell | LS26 0SD

£150,000

Two double bedroom terrace | Modernised throughout | EPC rating D

Emsleys | estate agents

Guide Price £150,000 - £155,000.

*** FULLY REFURBISHED ** STUNNING THROUGHOUT ** CUL-DE-SAC LOCATION ** TWO DOUBLE BEDROOMS *** Found tucked away in a cul-de-sac location this two double bedroom terrace, which has been tastefully refurbished with brand new boiler and re-wired throughout and offers excellent access to commuter links. Briefly comprising; lounge, open-plan kitchen/diner, to the first floor are two good size double bedrooms and bathroom, additional storage is given in the lower ground floor cellar. Externally the property benefits from a low maintenance walled rear garden and off-street parking. Call 24 hours a day, 7 days a week to arrange your viewing.

Ground floor

Lounge 3.55 x 4.14 (11'7" x 13'6")

The lounge is a good size light, bright room located to the front of the property with double panel central heated radiator, focal fireplace with electric fire, coving to the ceiling, double-glazed window and door to inner hall.

Inner hall

Stairs to first floor. Door to kitchen.

Kitchen/Dining Room 3.66m x 4.13m (12'0" x 13'7")

Open-plan kitchen/diner fitted with new wall and base level units with work surfaces over, single bowl sink and drainer with stainless steel mixer tap over. Integrated oven, hob and extractor. Integrated dishwasher. Space for a washing machine and fridge. Double panel central heated radiator, double-glazed window overlooking the rear garden and an external PVCu door affording access.

Cellar

Offering excellent additional storage.

First floor

Landing

Doors accessing all rooms.

Bedroom 1 3.56 x 4.13 (11'8" x 13'6")

The master bedroom is a good size double and is located to the front of the property with double panel central heated radiator and double-glazed window.

Bedroom 2 4.62 x 2.4 (15'1" x 7'10")

Bedroom two is a good size double and is located to the rear of the property with double panel central heated radiator and double-glazed window overlooking the rear garden.

Bathroom 1.59 x 2.79 (5'2" x 9'1")

New fitted suite comprising straight panelled bath with shower screen and electric shower over, push flush WC and pedestal wash and basin. Tiling over bath and sanitary area, tiled floor, recess having shelving for storage and single panel central heating radiator. Extractor fan and PVCu double glazed frosted window.

External

Externally the property benefits from a low maintenance rear garden which has been recently landscaped.



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.

