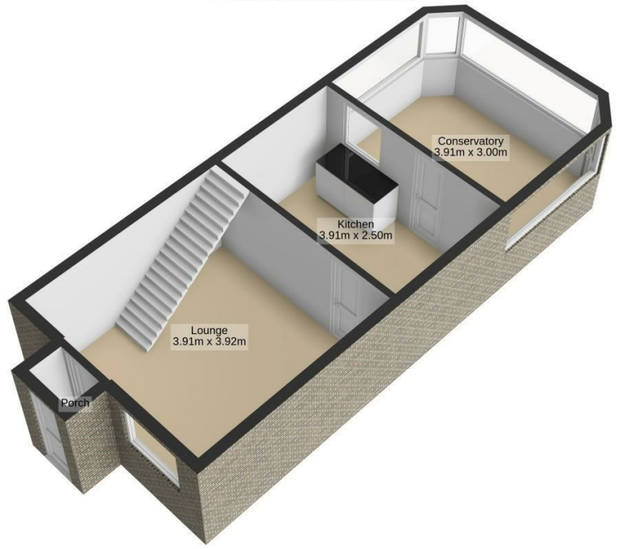
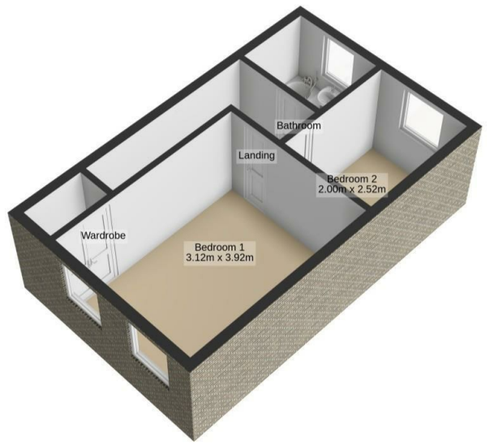
Plough Close, Rothwell NN14 6YF

Ground floor
402 sq.ft. (37.3 sq.m.) approx.



1st floor
271 sq.ft. (25.2 sq.m.) approx.



Total Floor Area : 673 sq.ft. (62.5 sq.m.) approx.



Plough Close, Rothwell NN14 6YF

- End of terrace
- Off road parking and garage close by
- Double glazing
- Gas central heating
- Conservatory
- Pleasant rear garden ideal for entertaining

PRICE
£190,000
CHAIN FREE

All measurements are approximate and for guidance only. We have not tested any appliances, equipment, systems, or services and cannot confirm their condition or suitability. Buyers should not assume compliance with planning consents or current usage. Items are excluded unless expressly stated. Please contact us to verify anything of particular importance. Image Notice: Photographs may be digitally enhanced using AI to improve lighting, clarity, or presentation. No material property features are intentionally altered. Wide-angle lenses may also be used.

23 High Street, Rothwell
01536 418100
info@simonac.co.uk
simonac.co.uk

SIM&N & CO.
ESTATE AGENTS

The Property Ombudsman

Plough Close, Rothwell NN14 6YF

PRICE £190,000 FREEHOLD

IN PERSON AND VIDEO VIEWINGS AVAILABLEA well presented TWO bedroom end of terrace house with off road parking and single garage. The house is extended by-way of a conservatory and boasts gas central heating and Upvc double glazing. Other benefits include an attractive enclosed rear garden. The overall accommodation comprises entrance porch, Lounge, Kitchen/Dining room and conservatory. the first floor offers two bedrooms and bathroom. Outside is a small open plan front garden with off road parking for one car in front of a single garage and a larger enclosed rear garden ideal for entertaining. Viewing is recommended.

ENTRANCE PORCH
Via obscured double glazed door, having Upvc double glazed window to side and panelled door to Lounge./Sitting Room

LOUNGE/SITTING ROOM
12'10 x 12'10 (3.91m x 3.91m)
Having stair case raising to first floor landing, ceiling coving, Upvc double glazed window to front with double panelled radiator under and panelled door to Kitchen

KITCHEN
12'10 x 8'4 (3.91m x 2.54m)
Having a range of high and base level cupboard units with drawer space and work tops with tiled surrounds, four ring gas hob and electric oven with extractor fan and hood over, concealed boiler, appliance space to include plumbing for automatic washing machine and further appliance space, one and half bowl single drainer sink unit with mixer tap, breakfast bar area, part panelled walls, Upvc double glazed panelled door and window offering outlook and access to Conservatory,

CONSERVATORY
12'10 x 9'10 (3.91m x 3.00m)
Prominently of brick and Upvc double glazed construction offering outlook and access via French double doors to South facing rear garden, laminated wood block style flooring

LANDING
Having panelled doors to Two Bedrooms and Bathroom, loft hatch

BEDROOM ONE
39'4"'32'9" x 32'9"'13'1" (12'10 x 10'4)
Having two Upvc double glazed windows to front, double panelled radiator, built in wardrobes providing clothes hanging and shelving space plus over stairs cupboard, feature panelled wall and ceiling coving

BEDROOM TWO
26'2"'13'1" x 19'8"'22'11" (8'4 x 6'7)
Single room having Upvc do8uble glazed window to rear and single panelled radiator, ceiling coving

BATHROOM
6'4 x 5' (1.93m x 1.52m)
Three piece suite comprising of vanity wash hand basin, close coupled Wc and shaped bath with shower and screen over, tiling to walls, obscured double glazed window to rear, laminated wood block style flooring and wall mounted heated towel rail/radiator

OUTSIDE FRONT
The front is open plan being gravelled and lawn for low maintenance, gated access to rear garden

PARKING AND GARAGE
The Garage and Parking is a walk away from the property having up and over door with ;parking to front (Agent note - several visitors parking spaces offered as a first come first basis)

OUTISDE REAR
The rear garden is South facing offering immediate paved patio, stepping down to lawn garden, the rear garden is enclosed by timber panelled fencing and stone wall offering a good degree of privacy, outside tap and power point





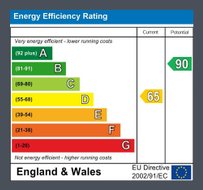


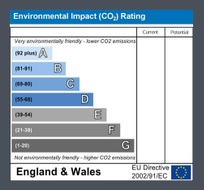







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