

13 Coronation Avenue

Rothwell, NN14 6DG

Simpson Ellson

Charming 2 Bedroom Victorian Terrace – Quiet Location, Beautiful Views – Offers Invited

This well-presented two-bedroom mid-terrace Victorian property is situated in the sought-after location of Coronation Avenue. Tucked away from passing traffic and pedestrians, the property offers a fantastic level of privacy and peace and quiet, while also benefiting from lovely views from the doorstep. Despite its quiet and private setting, the property is also conveniently located within walking distance of the high street, providing easy access to a range of shops, local restaurants, pubs and other amenities.

As you enter the property, you are welcomed into the entrance hall, leading through to the spacious open-plan lounge and dining area. The dual-aspect windows allow plenty of natural light to flood through the room, while two chimney breasts offer the potential to be reopened and fitted with a log burner or feature fireplace, subject to the necessary permissions.

Continuing through the dining area, you enter the lounge, which benefits from useful understairs storage and a double-glazed PVC door providing direct access to the private, low-maintenance rear garden. The garden is south-facing, making it the perfect spot to sit back, relax and enjoy the sunshine.

The kitchen has recently had new units fitted and will be sold with the cooker, fridge freezer and washing machine included. Off the kitchen is the family bathroom, which is fitted with a bath and overhead power shower.

Upstairs, there are two generously sized double bedrooms. The second bedroom also houses the recently fitted boiler, which is only approximately two months old.

New Eco vent system, New Boiler, New kitchen flooring, New bathroom windows, New front Door.

This really is a fantastic property for anyone looking to move straight in, offering well-presented accommodation, a private south-facing garden and the added luxury of a quiet, tucked-away location.

Offers Invited £179,995

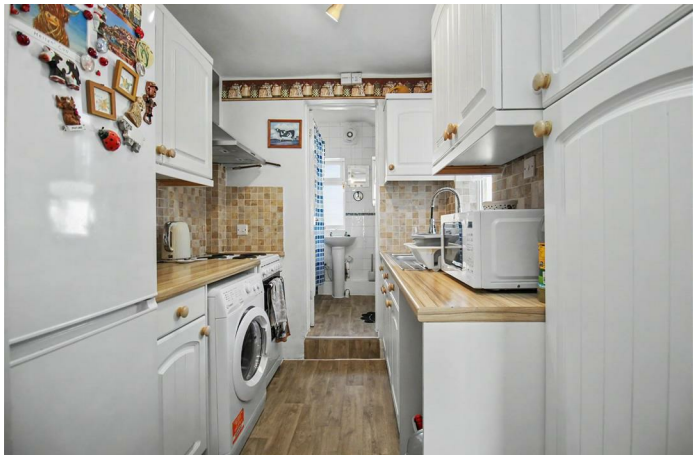
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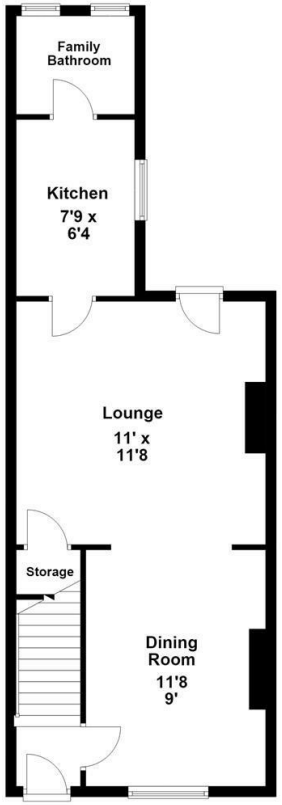




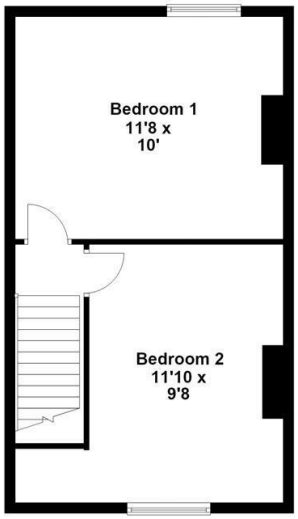


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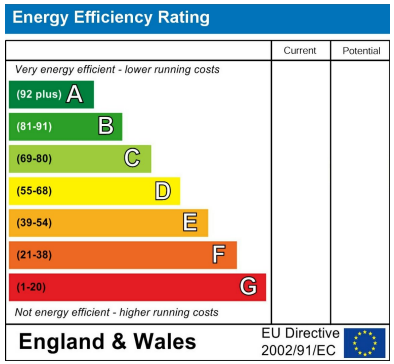
Ground Floor

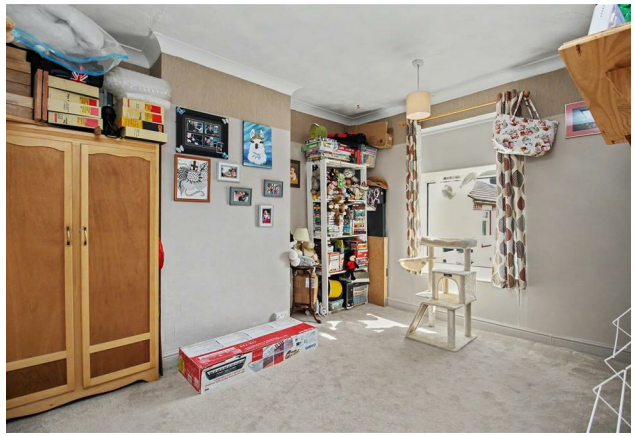


First Floor











Simpson Ellson

T: 01536 645960

E: rothwell@simpsonellson.co.uk

01536 645960

rothwell@simpsonellson.co.uk

https://www.simpsonellson.co.uk

32 High Street, Rothwell, Northants, NN14 6BQ