



***4 Rothwell Road
Anderton
£129,950***



This is a **TWO BEDROOMED MID TERRACED HOUSE** briefly comprising of a lounge, dining kitchen, utility room and a first floor four piece bathroom suite. Warmed by gas fired central heating and uPVC double glazing.

Outside there is a front garden and a 66ft (20.30m) long rear garden.

Viewing recommended.

Directions: From our Adlington office proceed to the traffic lights and turn left onto Bolton Road. Take the next left into Rothwell Road and the property can be identified by our For Sale board.

1 Fazackerley Street
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Lancashire
PR7 1BG
Tel: 01257 241173
Fax: 01257 261806

297 The Green
Ecclestone
Chorley
Lancashire
PR7 5TS
Tel: 01257 452702

22 Town Road
Croston
Preston
Lancashire
PR26 7RB
Tel: 01772 601092

10 Babylon Lane
Adlington
Chorley
Lancashire
PR6 9NN
Tel: 01257 481203

The Accommodation Comprises

Entrance

Pathway leading to the white uPVC double glazed door with a glass fan light above; step up into the:-

Entrance Hall

Stairs leading to the first floor; wall to wall fitted carpeting; doormat well; door leading to the:-

Sitting Room
(Front)

4.59m x 3.84m
15'0 x 12'7

The measurements have been taken into the bay and alcoves; feature real flame coal effect gas fire set in a ornate cast metal back plate and grate on a marble hearth with an ornate polished timber surround and mantle; coved ceiling and dado rail; single glazed timber bay window with a central heating radiator with thermostatic control underneath; wall to wall fitted carpeting; power points; television point; telephone point; archway leading to a rear hallway with a useful under stairs cupboard area; entrance into the:-



Dining Kitchen
(Rear)

4.77m x 2.12m
15'7 x 6'11

Range of wall and base units with oak doors and antique metal handles with a contrasting stone effect work surfaces with tiled splash backs; coving and cornicing to the wall units; stainless steel sink and drainer with a chrome monobloc mixer tap; built in four burner gas hob with an extractor fan hood with light above; built in electric fan oven and grill; space for large fridge/freezer; power points; central heating radiator with thermostatic control; white uPVC double glazed window overlooking the rear garden; oak board effect laminate flooring; half glazed timber door leading to the:-



Utility Area

A brick built extension under a slate pitched roof; currently housing the plumbed in washing machine and combination gas fired central heating boiler; beech effect laminate flooring; glazed with two windows; half glazed white uPVC door leading out to the rear garden.

FIRST FLOOR

Landing

Wall to wall fitted carpeting; loft access; power points.

Master Bedroom
(Front)

3.91m x 3.15m
12'9 x 10'3

The measurements have been taken into the alcoves; white uPVC double glazed window to the front; central heating radiator with thermostatic control; original cast iron fireplace; power points; television point; double built in wardrobe behind glass sliding doors with clothes hanging rails and shelves; wall to wall fitted carpeting.



Bedroom Two
(Rear)

2.75m x 2.15m
9'0 x 7'0

White uPVC double glazed window overlooking the rear garden; central heating radiator with thermostatic control; wall to wall fitted carpeting; telephone point; power points.



Bathroom

3.18m x 1.95m
10'5 x 6'4

A four piece bathroom suite consisting of a white Shell style panelled bath with an antique gold mixer tap and hand held shower attachment; close coupled WC with antique gold fittings; pedestal wash hand basin with antique gold taps; shower cubicle with a *Triton* thermostatically controlled shower with shower rail and curtain; tiled around the shower area; half tiled round the bath and other walls in a stone effect tile with a relief border; obscured uPVC double glazed window to the rear; wall to wall fitted carpeting; central heating radiator.



OUTSIDE

Front Garden

A walled front garden with Cotswold stone dwarf wall protecting the garden from the front and the sides; low maintenance with slate chippings with a paved path leading to the front entrance; specimen Silver Birch tree; pampas grasses and ferns; gated entrance.

Rear Garden



This can be accessed from the rear via an access road which also provides off road parking facilities for two vehicles; protected from the neighbours behind a timber panelled fencing and to the rear; mainly laid to lawn with bark chipped borders and bark chipped and log pathway; timber decked area providing a seating and barbeque area with outdoor lighting installed; shingle gravelled area; mature tree; barked area.

The garden is 20.3 metres (66ft) long.

