



Coronation Avenue, Rothwell NN14

"Urban Convenience"

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"Urban Convenience"

This impressive mews home offers a perfect blend of contemporary living and practical design, discreetly positioned backing onto parkland in the heart of Rothwell. The property combines modern convenience with thoughtful design, featuring a designer kitchen/breakfast room with select integrated appliances and a generous living room flowing to the dining room, both with decorative feature fireplaces. The location provides easy access to Rothwell's amenities, including restaurants, shops, and schools, while with its parkland backdrop provides an attractive outlook. The home benefits from private parking for three/four cars and features well-proportioned rooms throughout, including two double bedrooms and a principal shower room. The outdoor space offers parking to the front for three/four cars and the rear garden is well kept.

Kitchen/Breakfast Room - 3.91m x 3.84m (12'10" x 12'7")

Living Room - 3.91m x 3.51m (12'10" x 11'6")

Dining Room - 3.71m x 3.02m (12'2" x 9'11")

Bedroom 1 - 3.71m x 3m (12'2" x 9'10")

Bedroom 2 - 3.56m x 2.97m (11'8" x 9'9")

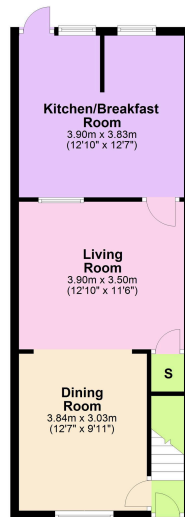
Shower Room - 2.21m x 1.88m (7'3" x 6'2")





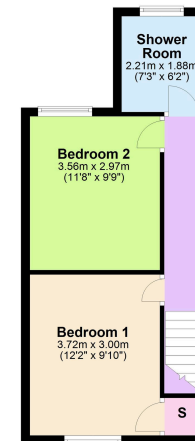
- Cottage
- UPVC Double Glazing
- Designer Kitchen
- Two Double Sized Bedrooms.
- EPC RATING: C
- Gas Central Heating
- Well kept Gardens, Parking For Three/Four Cars
- Free Flowing Living Room And Dining Room
- Shower Room
- COUNCIL TAX: A

Ground Floor
Approx. 43.9 sq. metres (472.7 sq. feet)



Total area: approx. 77.7 sq. metres (836.1 sq. feet)

First Floor
Approx. 33.8 sq. metres (363.4 sq. feet)



Disclaimer: These particulars do not form part of any offer or contract and should not be relied upon as statements or representations of fact. Any areas, measurements of distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.

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