46 Crispin Street

Rothwell, NN14 6DA

Simpson Ellson

A beautifully presented three-bedroom bay-fronted mid-terrace home, offering a perfect blend of character, space, and practicality.

To the front, a charming walled boundary provides a welcome sense of privacy, setting the tone for what lies within.

Upon entering, you are greeted by a welcoming entrance hall leading through to a spacious open-plan lounge/dining room. Both areas feature attractive fireplaces, with the living room further enhanced by a cosy wood burner, regularly enjoyed by the current owner. A stunning bay window floods the space with natural light, creating a warm and inviting atmosphere throughout.
The ground floor continues with a well-appointed kitchen, separate utility room, family bathroom, and useful understairs storage, all thoughtfully arranged for modern living.

Upstairs, the property offers three generously sized bedrooms, including a bright and airy master bedroom complete with fitted wardrobes and dual windows, allowing light to pour in.

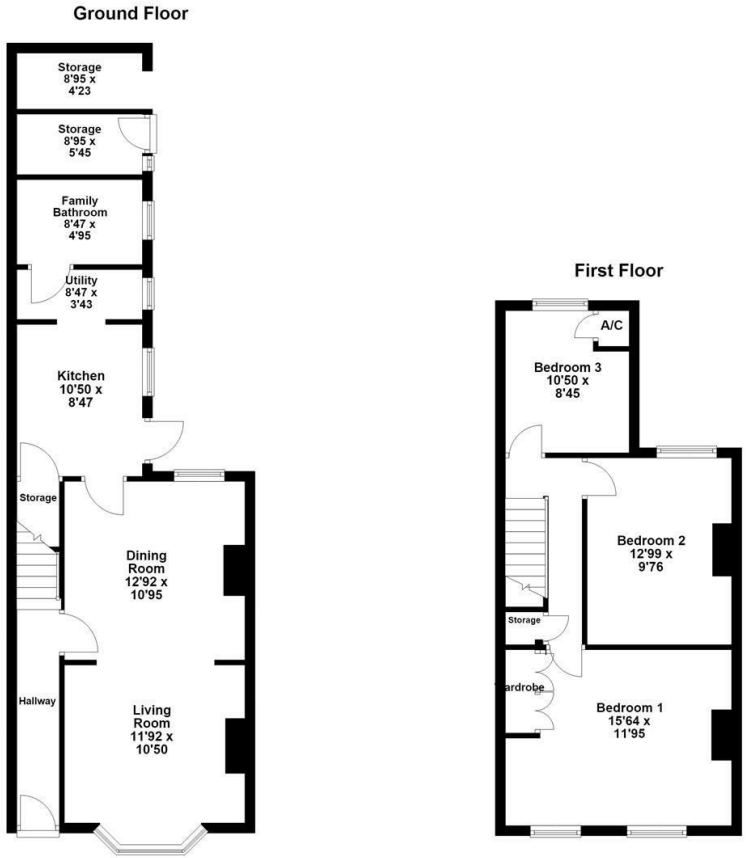
Externally, the rear garden is a fantastic space for both relaxing and entertaining, featuring a charming original brick wall running the full length. There are two useful storage areas, one benefiting from power and electricity, along with a dedicated log store for the wood burner. The property also enjoys gated shared side access for added convenience.

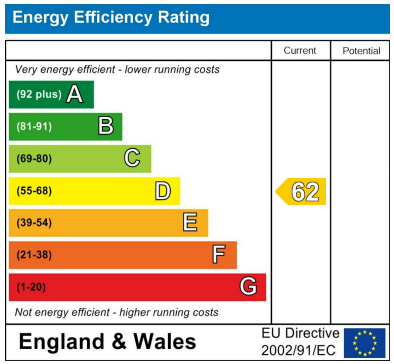
The property benefits from a boiler installed in March 2026, along with a newly fitted integrated oven, also installed in 2026.

This is a must-view home to truly appreciate the space, character, and lifestyle it has to offer.

Offers In Excess Of £200,000

3 1 2


Ground Floor
Storage
8'95 x
4'23
Storage
8'95 x
5'45
Family
Bathroom
8'47 x
4'95
Utility
8'47 x
3'43
Kitchen
10'50 x
8'47
Storage
Dining
Room
12'92 x
10'95
Hallway
Living
Room
11'92 x
10'50
First Floor
A/C
Bedroom 3
10'50 x
8'45
Bedroom 2
12'99 x
9'76
Storage
Bedroom 1
15'64 x
11'95


Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
62
Not energy efficient - higher running costs
England & Wales
EU Directive
2002/91/EC

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