



All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them.
Plan produced using PlanUp.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	78	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Rimington Lane, Rimington, BB7 4DS

£1,000

A SPACIOUS THREE BEDROOM APARTMENT WITH OFF ROAD PARKING

This generous size three bedroom apartment is being proudly welcomed to the market in Rimington. The perfect property for a professional couple, small family unit or as a rental investment. The property boasts two bedrooms, an open plan kitchen, living and dining room, an enclosed rear garden, off road parking and a three piece bathroom. The property is conveniently close for accessing well regarded schools, is close to local amenities, has easy access to bus routes and is close to major commuter routes.

The property comprises briefly; A welcoming entrance to the hallway which has a door providing access to the inner hallway. The inner hallway has doors leading to the kitchen and dining room, three bedrooms and a three piece suite bathroom. The kitchen and dining room is open to the spacious living room which has two sets of french doors providing access to the rear garden.

Externally, to the front of the property there is a laid to lawn garden with a paved pathway upon entrance. To the rear of the property there is an enclosed laid to lawn garden with a paved patio and gate to the off road parking. There are two allocated parking spaces.

For further information or to book a viewing please contact our Lettings team at your earliest convenience.

Rimington Lane, Rimington, BB7 4DS

£1,000

**3**

**1**

**2**

**C**

- Delightful Modern Apartment
 - Quality Fixtures And Fittings
 - Wonderful Sought After Location
 - EPC Rating C
- Two Decent Size Bedrooms
 - Neutral Elegant Decoration
 - Enclosed Garden to Rear
- Substantial Open Plan Living Room
 - Private Parking For Two Vehicles
 - Council Tax Band C

Ground Floor

Entrance

Composite door to the hallway.

Hallway

11'2 x 10'8 (3.40m x 3.25m)

UPVC double glazed window, electric heater, smoke alarm, electric meter, fuse box, security alarm system and door to the inner hallway.

Inner Hallway

16'6 x 6'1 (5.03m x 1.85m)

Smoke alarm, electric heater, doors to three bedrooms, bathroom and dining room-kitchen.

Bathroom

6'8 x 6'1 (2.03m x 1.85m)

Electric heated towel rail, three piece suite comprising of dual flush WC, pedestal wash basin with mixer tap, panel bath with mixer tap, part tiled elevations, tiled elevations and mains feed shower.

Bedroom One

15'9 x 12'8 (4.80m x 3.86m)

UPVC double glazed window and electric heater.

Bedroom Two

11'8 x 6'8 (3.56m x 2.03m)

UPVC double glazed and electric heater.

Bedroom Three

9'8 x 7'10 (2.95m x 2.39m)

UPVC double glazed window, electric heater and storage cupboard.

Living Room

15'7 x 11'11 (4.75m x 3.63m)

Electric heater, television point, four feature wall lights, loft access and two sets of UPVC double glazed French doors out to the rear garden.

Kitchen-Diner

15'11 x 11'3 (4.85m x 3.43m)

Electric heater wood wall and base units, wood flooring, wood effect work surfaces, stainless steel sink, drainer and mixer tap, Lamona oven and four ring electric hob, extractor hood, integrated dishwasher, fridge freezer, part tiled flooring, two feature wall lights and open to the living room.

External

Front

Stone paved pathway to the front entrance door.

Rear

Enclosed laid to lawn garden, stone paved patio and gate out to the car park.

Car Park

Two allocated parking spaces.



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